

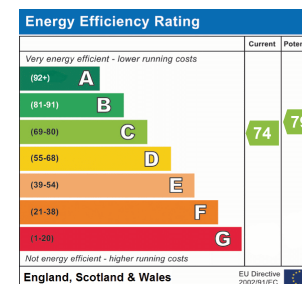


Sandwich Close, Huntingdon PE29 1NB

OIRO £250,000



- ##OFFERS CONSIDERED BETWEEN £250,000 and £260,000##
- Established Mid Terrace Property
- Four Good Sized Bedrooms
- Spacious Living Room
- Open Plan Kitchen/Conservatory
- Enclosed Garden With Large Garden Shed
- Overlooking Green Area
- Conveniently Situated For Local Amenities
- Ideal First Time Purchase
- Popular Estate Location
- No Forward Chain



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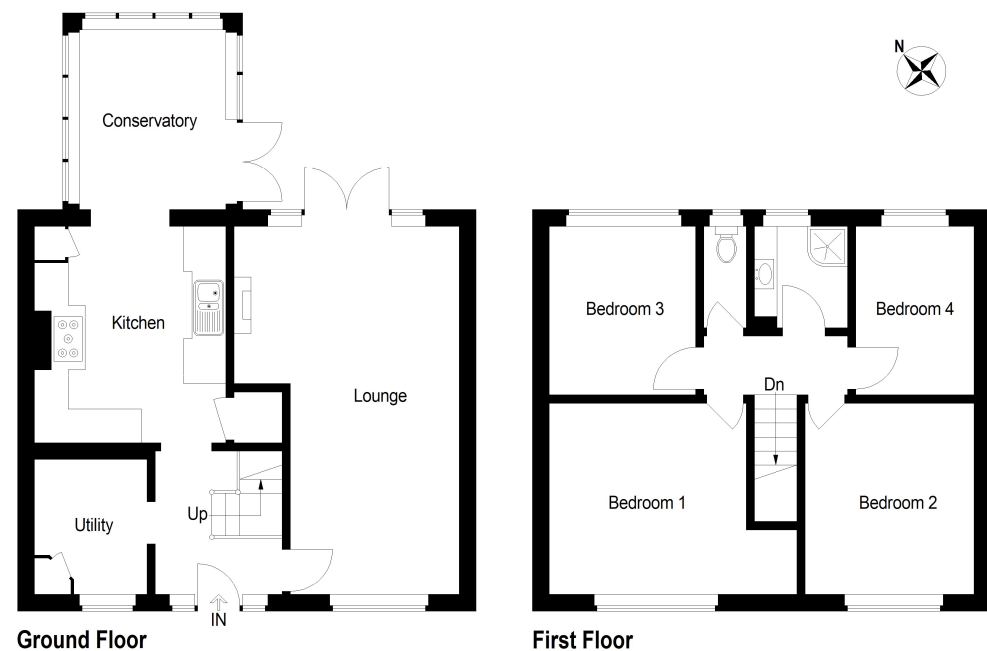
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Approximate Gross Internal Area = 108.8 sq m / 1171 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1254190)
Housepix Ltd

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Main Entrance Door With Glazed Inserts To

Entrance Hall

Stairs to first floor, coving to ceiling, radiator, storage cupboard, laminate flooring.

Living Room

20' 11" x 11' 3" (6.38m x 3.43m)

A double aspect room with double glazed window to front aspect and double glazed French doors to rear aspect, coving to ceiling, central feature fireplace with stone surround and hearth, radiator, laminate flooring.

Utility/Store Room

8' 0" x 6' 6" (2.44m x 1.98m)

Double glazed window to front aspect, walk in storage cupboard, radiator, laminate flooring.

Kitchen

12' 6" x 10' 4" (3.81m x 3.15m)

Fitted in a range of base and wall mounted units with complementing work surfaces and tiling, one and a half bowl single drainer sink unit with mixer tap, fitted oven and five ring gas hob, under stairs storage cupboard, tiled flooring, cupboard housing central heating boiler, spaces and plumbing for washing machine and dishwasher, tiled flooring, opening to

Conservatory

9' 8" x 8' 6" (2.95m x 2.59m)

Of double glazed construction, double glazed French doors to side aspect, radiator, tiled flooring.

First Floor Landing

Access to loft space.

Bedroom 1

11' 4" x 11' 1" (3.45m x 3.38m)

Double glazed window to front aspect, coving to ceiling, recessed alcove, radiator, laminate floor.

Bedroom 2

11' 1" x 9' 11" (3.38m x 3.02m)

Double glazed window to front aspect, coving to ceiling, radiator, laminate floor.

Bedroom 3

9' 7" x 8' 5" (2.92m x 2.57m)

Double glazed window to rear aspect, coving to ceiling, radiator, laminate floor.

Bedroom 4

9' 7" x 6' 9" (2.92m x 2.06m)

Double glazed window to rear aspect, radiator, laminate floor.

Family Shower Room

Double glazed window to rear aspect, fitted in a two piece suite comprising shower enclosure with independent shower unit fitted over, wash hand basin, complementing tiling, radiator.

Cloakroom

Double glazed window to rear aspect, fitted with low level WC.

Outside

The front garden has an area of shingle and path to front door. The rear garden is laid to lawn, large garden shed, an area of hard standing and fully enclosed.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - B

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