



Ash Close, Huntingdon PE29 7AY

£245,000

- Terraced Property
- Two/Three Bedrooms
- En Suite Shower Room And Family Bathroom
- Spacious Ground Floor Accommodation
- Enclosed Front And Rear Gardens
- Walking Distance To Local Amenities
- Popular Location
- Ideal First Time Purchase

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		86
C (69-80)	68	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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Composite Double Glazed Door To

Entrance Hall

Stairs to first floor, radiator, dado rail, recessed downlighters.

Living Room

17' 6" x 10' 6" (5.33m x 3.20m)

Double glazed box bay window to front aspect, double internal doors to

Dining Room, coving to ceiling, recessed downlighters, dado rail, radiator, laminate flooring, central feature fireplace.

Dining Room

14' 3" x 9' 5" (4.34m x 2.87m)

UPVC double glazed door and window to rear aspect, recessed downlighters, radiator, laminate flooring, feature fireplace, dado rail.

Kitchen/Breakfast Room

18' 0" x 8' 6" (5.49m x 2.59m)

Fitted in a range of base and wall mounted units with complementing work surface and tiling, drawer units, stainless steel single drainer sink unit with mixer tap, space for gas cooker with cooker hood over, space and plumbing for dishwasher, coving to ceiling, recessed downlighters, dado rail, part tiled and part laminate flooring.

Utility Room

9' 4" x 4' 8" (2.84m x 1.42m)

Double glazed window to rear aspect, fitted in a range of base and wall mounted units with complementing work surface, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, tiled flooring.

Bedroom 3/Play Room

8' 7" x 8' 0" (2.62m x 2.44m)

Double glazed window to side, coving to ceiling, recessed downlighters, dado rail, laminate flooring.

First Floor Landing

Access to loft space, linen cupboard.

Bedroom 1

16' 9" maximum x 8' 8" (5.11m maximum x 2.64m)

Double glazed window to front aspect, coving to ceiling, radiator, built in wardrobe, laminate flooring, dado rail.

En Suite Shower Room

Fitted in a four piece suite comprising low level WC, twin wash hand basins, shower cubicle, complementing tiling, recessed downlighters, tiled flooring, radiator.

Bedroom 2

9' 7" x 6' 3" (2.92m x 1.91m)

Double glazed window to rear aspect, radiator, dado rail, wardrobe with storage, laminate flooring.

Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath, complementing tiling, radiator, coving to ceiling, recessed downlighters.

Outside

The front garden is enclosed and laid to lawn with a seating area. The rear garden has a seating area, fruit trees, two storage sheds and fully enclosed.

Buyers Information

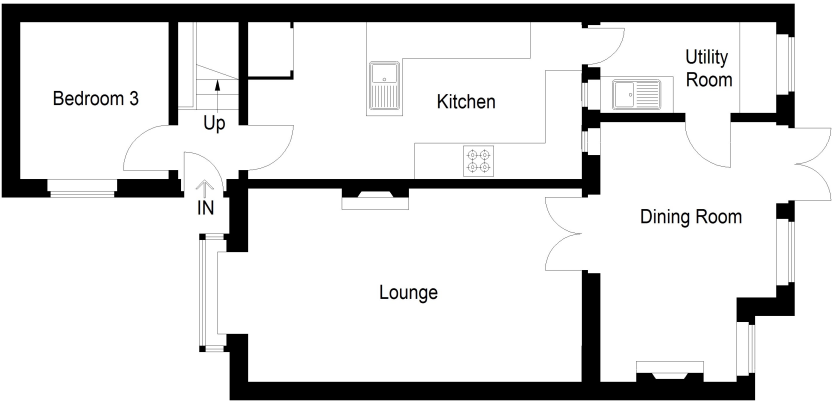
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a 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

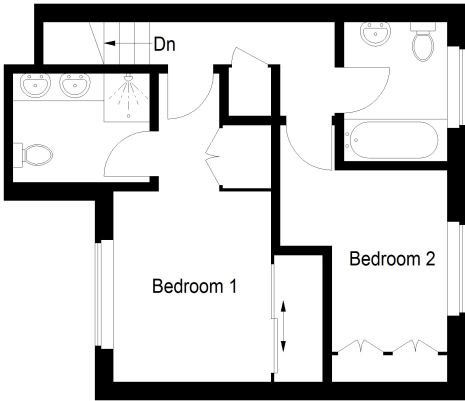
Freehold

Council Tax Band - A

Approximate Gross Internal Area = 98.4 sq m / 1059 sq ft



Ground Floor



First Floor

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. (ID1185161)
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