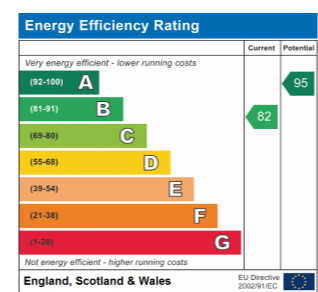




15 Barleyfield Way, Huntingdon PE29 1DD

OIEO £270,000

- Semi Detached Town House
- Three Bedrooms
- Kitchen/Dining/Family Room
- En Suite Shower Room And Family Bathroom
- Immaculately Presented
- Pretty Garden
- Two Parking Spaces



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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. (ID976584)  
Housepix Ltd



## Panel Door With Glazed Inserts To

### Entrance Hall

Stairs to first floor.

### Cloakroom

Double glazed window to front aspect, fitted in a white two piece suite comprising low level WC, wash hand basin, radiator.

### Kitchen/Dining/Family Room

21' 8" x 12' 2" (6.60m x 3.71m)

Double glazed French doors to rear aspect, fitted in a range of base and wall mounted units with complementing work surfaces, stainless steel single drainer sink unit with mixer tap, integrated electric oven and gas hob with cooker hood over, integrated dishwasher, complementing tiling, two radiators, under stairs storage cupboard.

### Utility Room

Double glazed window to front aspect, base cupboard, complementing work surface, space and plumbing for washing machine, space for fridge freezer.

### First Floor Landing

Access to

### Living Room

12' 2" x 11' 10" (3.71m x 3.61m)

Two double glazed window to front aspect, two radiators, central wall mounted feature fire.

### Principal Bedroom

12' 2" x 8' 10" (3.71m x 2.69m)

Double glazed window to rear aspect, radiator, double wardrobe with hanging and shelving.

### En Suite Shower Room

Fitted in a three piece suite comprising low level WC, wash hand basin, double shower cubicle, complementing tiling.

## Second Floor Landing

Access To

### Bedroom 2

12' 11" x 7' 10" (3.94m x 2.39m)

Double glazed window to front aspect, radiator, airing cupboard, sloping ceiling with restricted head height.

### Bedroom 3

10' 2" x 5' 5" (3.10m x 1.65m)

Roof light window, sloping ceiling with restricted head height, radiator, access to boarded loft space.

### Family Bathroom

Sky light window, fitted in a white three piece suite comprising low level WC, wash hand basin, panel bath with mixer tap hand shower, complementing tiling.

### Outside

There are two parking spaces to the front of the property with the front garden having a raised planter, stocked with shrubs. The attractive south facing rear garden has a patio seating area, laid to lawn with outside power and tap, raised decorative borders and enclosed by panel fencing with side gated access.

### Tenure

Freehold

Council Tax Band - B

Management Charges - Approximately £155.00 per annum