

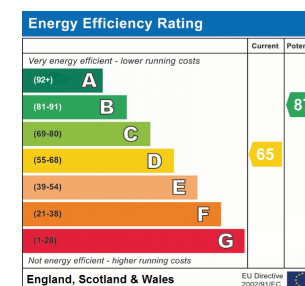


Mayfield Crescent, Huntingdon PE29 1UH

£260,000



- Beautifully Presented Established Home
- Three Spacious Bedrooms
- Excellent Sized Living/Dining Room
- Re-Fitted Kitchen And Separate Utility Room
- Re-Fitted Family Shower Room
- Enclosed Front And Rear Gardens
- Vastly Improved And Modernised By The Current Owners
- Short Walk To Schools And Amenities
- Excellent Transport Links
- Perfect First Time Purchase



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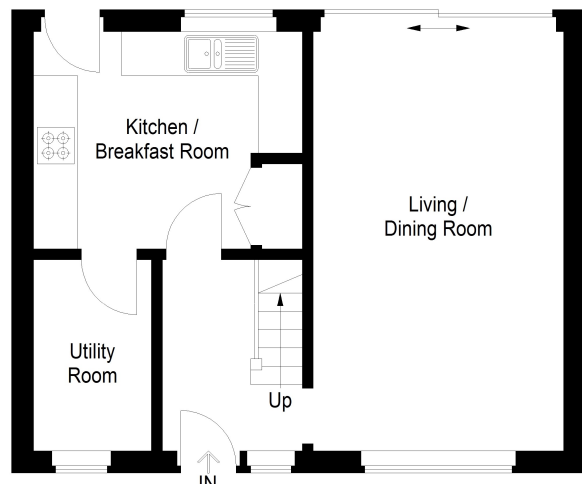
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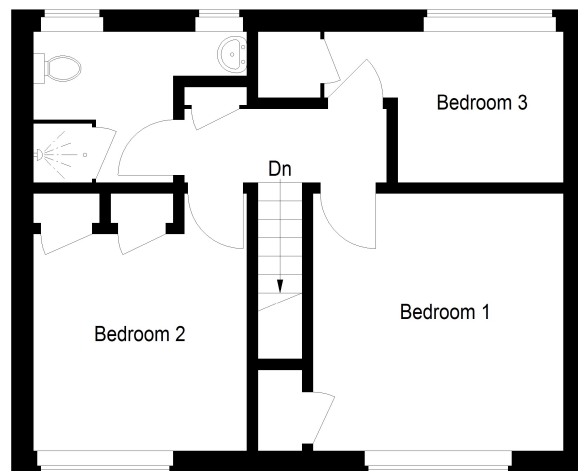
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Ground Floor



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. (ID1217941)
Housepix Ltd



Storm Canopy With Outside Light Over

Metal panel door with glazed insert to

Entrance Hall

Recessed downlighters, coving to ceiling, wood effect flooring, stairs to first floor, understairs storage cupboard.

Living/Dining Room

18' 7" x 11' 1" (5.66m x 3.38m)

A double aspect room with double glazed window to front aspect and double glazed sliding patio doors to rear, recessed downlighters, coving to ceiling, central fireplace with inset wood burning stove, wood effect flooring, two radiators,.

Kitchen/Breakfast Room

11' 11" x 9' 9" (3.63m x 2.97m)

Re-fitted in a tasteful range of base and wall mounted cupboards, drawer units, under unit lighting, complementing work surfaces and tiled surrounds, gas hob with cooker hood over, integrated electric oven, space and plumbing for dishwasher, stainless steel single drainer sink unit with mixer tap, understairs storage cupboard, radiator, recessed downlighters, double glazed window and double glazed panel door to rear, tiled flooring.

Utility Room

2.59m x 1.6m (8' 6" x 5' 3")

Double glazed window to front aspect, space and plumbing for washing machine, space for American style fridge freezer, wall mounted gas central heating boiler, tiled flooring.

First Floor Landing

Access to loft space.

Bedroom 1

11' 9" x 11' 1" (3.58m x 3.38m)

Double glazed window to front aspect, recessed downlighters, wood effect flooring, radiator.

Bedroom 2

11' 9" x 9' 9" (3.58m x 2.97m)

Double glazed window to front aspect, recessed down lighters, built in wardrobe, radiator, wood effect flooring.

Bedroom 3

10' 8" x 7' 9" (3.25m x 2.36m)

Double glazed window to rear aspect, built in wardrobe, radiator, wood effect flooring.

Family Bathroom

Double glazed window to rear aspect, re-fitted in a three piece suite comprising wall hung WC with concealed cistern and cupboard over, wall hung vanity wash hand basin, shower enclosure with rainfall shower head over and hand held shower attachment, heated towel rail, recessed downlighters, tiled surrounds.

Outside

The front garden is laid to lawn with planted borders and enclosed by panel fencing. The rear garden is laid to lawn with a decked seating area, lean to pergola, outside tap and lighting, planted borders, two garden sheds and rear gated access.

Agents Notes

Since the previous Energy Performance Certificate was carried out the vendor informs us that they have made the following changes:

- Walls: Cavity insulation was completed in 2024. A certificate can be provided upon request.
- Windows: All windows are now double glazed.
- Roof: An additional 200 mm of insulation was added in 2024 (on top of the existing 75 mm).
- Lighting: Around 90–95% of lighting is now energy-saving. The entire house has been fitted with new downlighters over the period of our occupancy.

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