



Lammas Gardens, Huntingdon PE29 7LJ

£250,000



- Generously Proportioned Family Home
- Two Double Bedrooms
- Re-Fitted Kitchen/Breakfast Room
- Downstairs Cloakroom
- Enclosed Front And Rear Gardens
- Parking Provision Close By
- Well Presented Throughout
- Convenient Town Centre Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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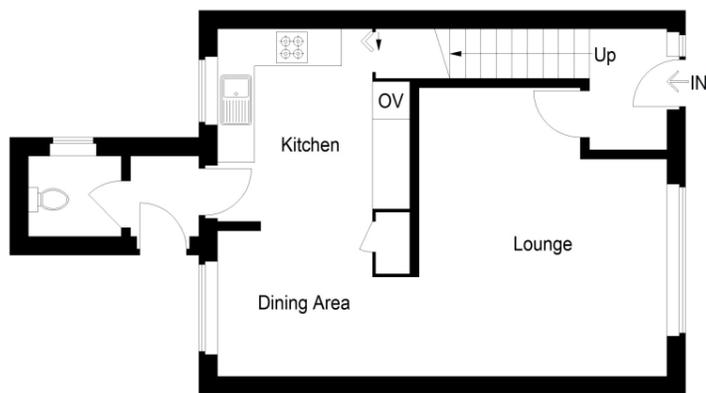
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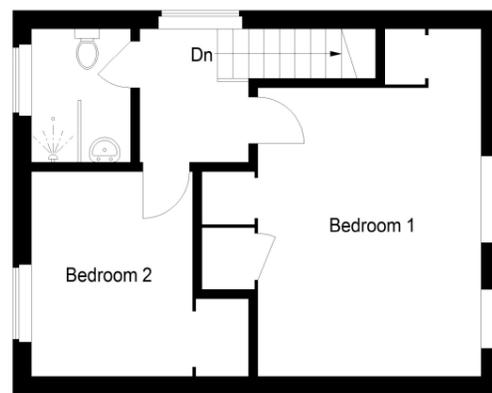
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Approximate Gross Internal Area
85.5 sq m / 920 sq ft



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. (ID1277297)
Housepix Ltd



UPVC Double Glazed Front Door To

Entrance Hall

Laminate flooring, stairs to first floor.

Sitting Room

15' 1" x 12' 10" (4.60m x 3.91m)

UPVC window to front aspect, radiator, TV point, telephone point, coving to ceiling, open access to

Kitchen/Breakfast Room

18' 4" x 12' 10" (5.59m x 3.91m)

Beautifully re-fitted in contemporary base and wall mounted cabinets with complementing work surfaces, inset single drainer sink unit with mixer tap, a range of integrated appliances, UPVC window to rear aspect, gas fired central heating boiler serving hot water system and radiators, laminate flooring.

Inner Hall

UPVC doors to side and rear aspects, radiator.

Cloakroom

Fitted with low level WC and lighting.

First Floor Landing

Access to insulated loft space., leading to

Bedroom 1

18' 1" x 11' 6" (5.51m x 3.51m)

A larger than average room with UPVC window to front aspect, radiator, wardrobe range with hanging and storage.

Bedroom 2

10' 10" x 8' 6" (3.30m x 2.59m)

UPVC window to rear aspect, radiator, wardrobe with hanging and storage.

Family Shower Room

Fitted in a three piece suite comprising low level WC, screened shower enclosure with independent shower unit fitted over, UPVC window to rear aspect, heated towel rail, wash hand basin, extensive tiling.

Outside

The front garden is pleasantly arranged and heavily stocked with areas of lawn, flower borders and gated access extending to the rear. The rear garden is hard landscaped and planned with low maintenance in mind, brick built shed and enclosed by mixed boundaries offering a reasonable degree of privacy.

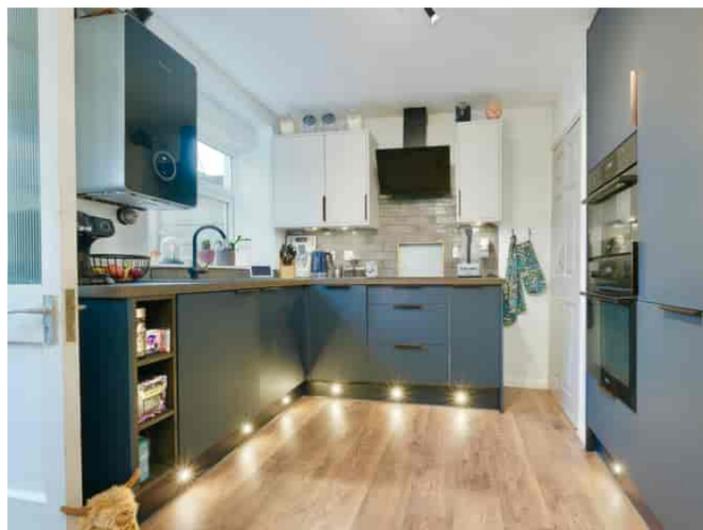
Buyers Information

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 - C



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