

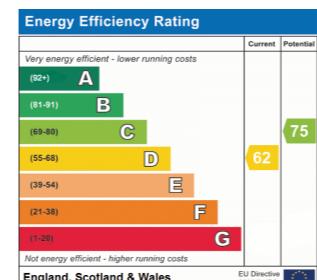


Coxons Close, Huntingdon PE29 1TS

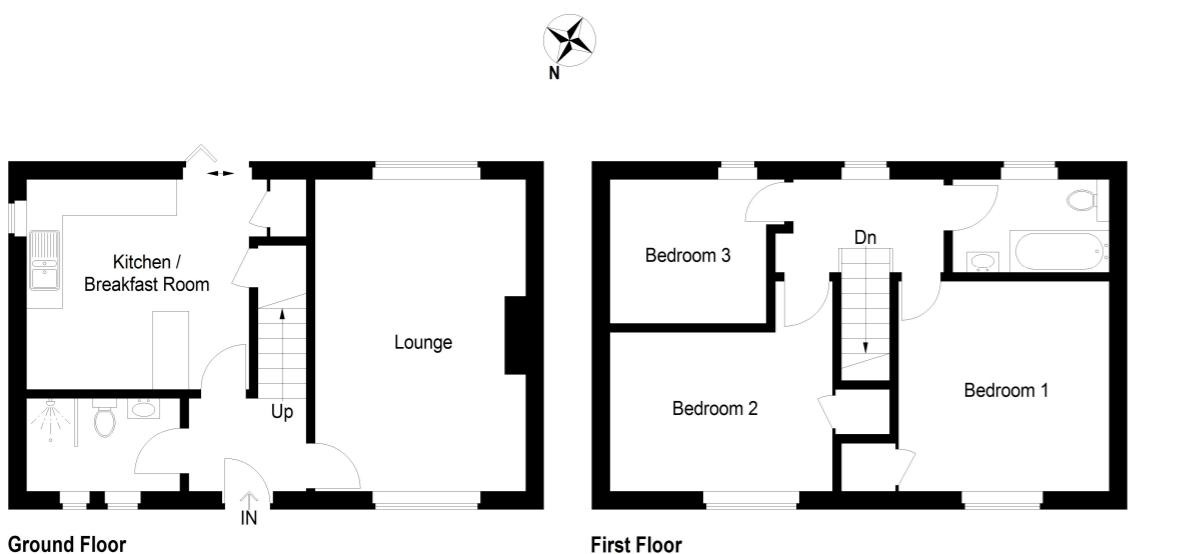
Guide Price £325,000



- Immaculately Presented Re-Furbished Family Home
- Re-Wired, Re-Plastered And Re-Decorated
- Re-Fitted Kitchen And Sanitaryware
- New Downstairs Shower Room
- New LVT Flooring And Carpeting
- Established And Relatively Private Gardens
- Immediate Vacant Possession And No Chain



**Peter & Lane**  
PARTNERS  
EST 1990



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. (ID1270882)  
Housepix Ltd

Peter  
Lane &  
PARTNERS  
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## New Composite Panel Door To

### Entrance Hall

6' 8" x 5' 1" (2.03m x 1.55m)

Stairs to first floor, double panel radiator, LVT flooring in herringbone pattern, inner door to

### Sitting Room

17' 2" x 11' 7" (5.23m x 3.53m)

A light double aspect room with UPVC windows to front and rear aspects, double panel radiator, LVT flooring in herringbone pattern, TV point, telephone point,

### Downstairs Shower Room

8' 4" x 4' 6" (2.54m x 1.37m)

Fitted in a three piece range of white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, oversized screened shower enclosure with independent multi head shower fitted over, re-tiled surrounds, extractor, chrome heated towel rail, two UPVC windows to front aspect, LVT flooring in herringbone pattern.

### Kitchen/Breakfast Room

13' 3" x 11' 9" (4.04m x 3.58m)

Re-fitted in a range of contemporary gloss base and wall mounted units with work surfaces, single drainer stainless steel sink unit with directional mixer tap, integral electric oven with ceramic hob with suspended extractor unit fitted above, a double aspect space with UPVC window to side and bi-fold doors to garden terrace, recessed lighting, understairs storage cupboard, double panel radiator, central peninsular unit incorporating a two stool breakfast bar, utilities cupboard housing gas fired central heating boiler serving hot water system and radiators, plumbing for automatic washing machine, LVT flooring in herringbone pattern.

### First Floor Landing

UPVC window to rear aspect, double panel radiator, access to insulated loft space, inner door to

### Bedroom 1

12' 7" x 11' 5" (3.84m x 3.48m)

UPVC window to front aspect, double panel radiator, walk in cupboard storage.

## Bedroom 2

11' 7" x 11' 5" (3.53m x 3.48m)

UPVC window to front aspect, double panel radiator, walk in cupboard.

## Bedroom 3

9' 5" x 7' 9" (2.87m x 2.36m)

UPVC window to rear aspect, double panel radiator.

## Family Bathroom

8' 8" x 5' 6" (2.64m x 1.68m)

Re-fitted in a range of contemporary white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and drawer storage, panel bath with folding screen and independent multi head shower fitted over, extractor, recessed lighting, heated towel rail, UPVC window to rear aspect, LVT flooring in herringbone pattern.

## Outside

There is an extensive driveway giving provision for two large vehicles accessing the **Detached Single Garage** of prefabricated construction, an area of lawn enclosed by picket fencing and evergreen hedging. The rear garden has a raised timber decked terrace, areas of lawn, a selection of ornamental shrubs and enclosed by a combination of panel fencing 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