



Surrey Road, Huntingdon PE29 7JZ

£219,995

- Well Appointed Family Home
- Two Double Bedrooms
- Re-Fitted Kitchen And Bathroom Suite
- Private Gated Parking
- Enclosed And Well Kept Rear Garden
- Walking Distance To Cinema And Supermarket
- Popular Estate Location
- Ideal First Time Buy

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		90
B (81-91)		
C (69-80)	75	
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		

Peter Lane & PARTNERS
Est. 1990

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Integral Storm Canopy Over

UPVC double glazed UPVC door to

Entrance Hall

8' 2" x 7' 10" (2.49m x 2.39m)

Stairs to first floor with understairs recess, laminate flooring, double panel radiator, inner door to

Sitting Room

17' 8" x 11' 3" (5.38m x 3.43m)

A light double aspect room with UPVC windows to front and rear aspects, radiator, tongue and groove panel work, TV point, telephone point, coving to ceiling.

Kitchen/Breakfast Room

10' 6" x 8' 11" (3.20m x 2.72m)

Re-fitted in a range of base and wall mounted units with work surfaces and tiling, appliance spaces, display shelving, drawer units, pan drawers, single drainer one and a half bowl resin sink unit with mixer tap, integral double electric oven and gas hob with bridging unit and extractor fitted above, ceramic tiled flooring, concealed gas fired central heating boiler serving hot water system and radiators.

First Floor Landing

Access to insulated loft space.

Bedroom 1

14' 1" x 9' 0" (4.29m x 2.74m)

UPVC window to front aspect, single panel radiator, extensive wardrobe range with triple units, hanging and storage.

Bedroom 2

10' 6" x 8' 6" (3.20m x 2.59m)

UPVC window to rear aspect, single panel radiator, airing cupboard housing hot water cylinder and shelving, wardrobe, coving to ceiling.

Family Bathroom

6' 4" x 5' 7" (1.93m x 1.70m)

Re-fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap, panel bath with independent shower unit fitted over, full ceramic tiling, UPVC window to rear aspect, ceramic tiled flooring.

Outside

The front garden is pleasantly arranged and hard landscaped enclosed by low fencing and laid to slate chippings. The rear garden measures approximately 42' 8" (13.00m) in length with a brick built store, double timber gates access the rear with driveway for one large vehicle, timber shed, a vegetable preparation area, shaped lawns, edged borders, stocked with rose beds ,there's outside lighting and the garden is enclosed offering a good degree of privacy .There's additional on street parking to the rear subject to availability.

Buyers Information

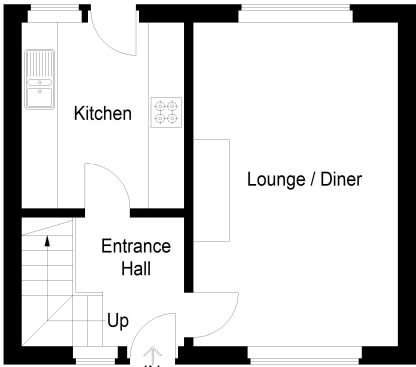
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a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

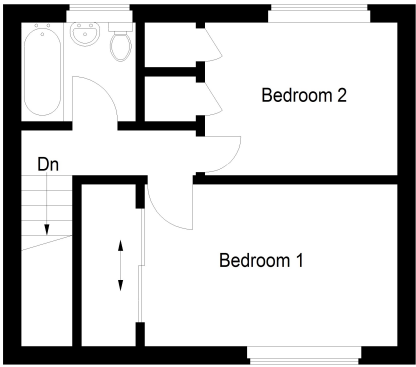
Freehold

Council Tax Band - A

Approximate Gross Internal Area = 65.9 sq m / 709 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. (ID1207718)

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