

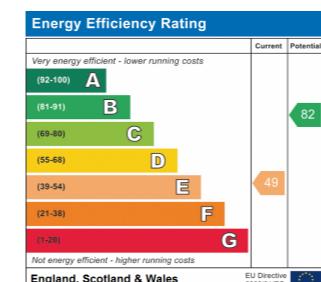


1 Merritt Street, Huntingdon PE29 3HF

Guide £235,000



- Much Improved Character Cottage
- Beautifully Presented Throughout
- Re-Fitted Kitchen And Sanitary Ware
- Re-Roofed, Re-Wired And Re-Plumbed
- Enclosed Rear Garden
- Convenient Town Centre Location
- No Forward Chain And Immediate Vacant Possession



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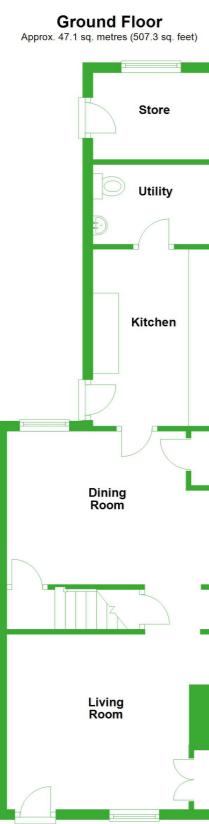
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## UPVC Double Glazed Front Door To

### Sitting Room

13' 5" x 11' 2" (4.09m x 3.40m)

UPVC sash picture window to front aspect, central brick work fire place with inset multi fuel burner, double panel radiator, TV point, telephone point, Karndean flooring, fitted cupboard housing gas fired central heating boiler serving hot water system and radiators, coving to ceiling.

### Inner Hall

Under stairs storage cupboard, arch internal access, shelved display recess, door to

### Dining Room

13' 1" x 9' 10" (3.99m x 3.00m)

Door to stairs to the first floor, sash UPVC window to rear aspect, decorative feature fire place with inset cast grate and fitted storage cabinets, double panel radiator, coving to ceiling.

### Kitchen

11' 2" x 7' 7" (3.40m x 2.31m)

Fitted in a range of base and wall mounted cabinets, Zenith work surfaces and re-tiled surrounds, UPVC door and window to rear aspect, integral double electric oven, slide and glide Neff appliance and induction hob with extractor unit fitted above, space for fridge freezer, further appliance spaces, recessed lighting, Karndean flooring.

### Utility/Cloakroom

6' 11" x 4' 11" (2.11m x 1.50m)

Fitted with low level WC with concealed cistern, vanity wash hand basin with mixer tap and tiling, UPVC window to rear aspect, appliance spaces, Karndean flooring.

### First Floor Landing

Access to

## Bedroom 1

13' 5" x 10' 2" (4.09m x 3.10m)

Sash UPVC picture window to front aspect, central cast decorative Victorian fire place, radiator, cupboard storage.

## En Suite Bathroom

11' 2" x 6' 7" (3.40m x 2.01m)

Fitted in a four piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap, screened shower enclosure with independent shower fitted over, heated chrome towel rail, UPVC window to rear aspect.

## Bedroom 2

13' 1" x 11' 6" (3.99m x 3.51m)

Central cast decorative Victorian fire place, airing cupboard housing hot water cylinder and shelving, UPVC sash picture window to front aspect.

## Outside

The rear garden is enclosed by brick walling and panel fencing and is hard landscaped with brick built planters with gated access to the rear. There is a brick built barn shed measuring 8' 2" x 5' 7" (2.49m x 1.70m) with lighting.

## Agents Note

The property offers beautifully presented and much improved WITH character accommodation conveniently located in the town centre. Offered with no chain and immediate vacant possession offering a very straight forward purchase proposition

## Tenure

Freehold

Council Tax Band - B