



Alder Drive, Huntingdon PE29 7WJ

Guide Price £245,000

- Barratt Built Semi Detached Home
- Two Double Bedrooms
- Kitchen/Dining Room
- Private Parking
- Ideal First Time Buy Or Buy To Let Opportunity
- No Chain Is Being Offered

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		85
C (69-80)		
D (55-68)	66	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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Glazed Panel Door To

Entrance Hall

Coats hanging area, laminate flooring.

Sitting Room

15' 9" x 12' 6" (4.80m x 3.81m)

UPVC window to front aspect, radiator, TV point, laminate flooring, coving to ceiling.

Kitchen/Breakfast Room

12' 6" x 9' 2" (3.81m x 2.79m)

UPVC window and French doors to garden aspect, fitted in a range of base and wall mounted units with work surfaces and tiling, under stairs storage cupboard, single drainer resin sink unit with mixer tap, wall mounted gas fired central heating boiler serving hot water system and radiators approximately two years old, integral electric oven and gas hob with bridging unit and extractor fitted above, new vinyl flooring.

First Floor Landing

Access to insulated loft space, UPVC window to side aspect.

Bedroom 1

12' 6" x 9' 2" (3.81m x 2.79m)

UPVC window to rear aspect, radiator, laminate flooring.

Bedroom 2

12' 6" x 8' 6" (3.81m x 2.59m)

Two UPVC windows to front aspect, radiator, airing cupboard housing hot water cylinder and shelving, laminate flooring.

Family Shower Room

Re-fitted in a three piece white suite comprising vanity wash hand basin with mixer tap, low level WC, heated towel rail, screened shower enclosure with independent shower unit fitted over, new vinyl floor covering, extractor.

Outside

Parking is extended to the side for two vehicles with evergreen hedging enclosing the frontage. The rear garden is planned with low maintenance in mind finished in brick paving with timber shed, outside tap and lighting enclosed by a combination of panel fencing offering a reasonable degree of privacy.

Agents Note

The vendor informs us that the boiler is two years old, the windows are three years old and the soffits and fascias were replace in 2021.

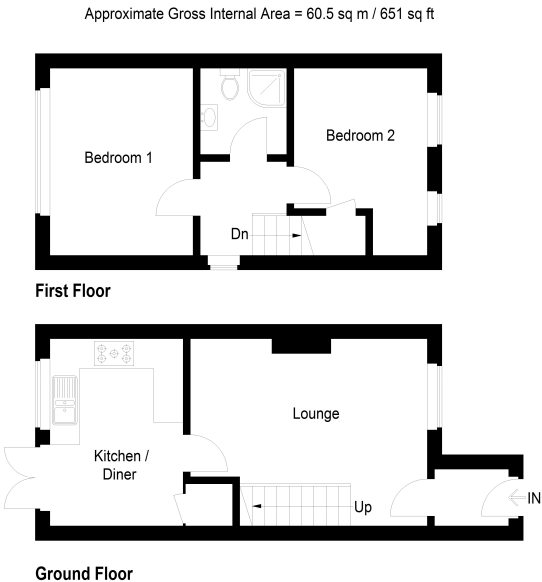
Buyers Information

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 - B



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. (ID1235734)



Housepix Ltd

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