

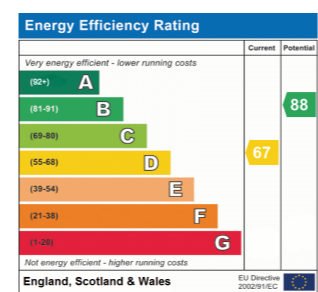


West Street, Huntingdon PE29 1WT

Guide price £295,000



- Charming Character Home
- Formerly Three Bedroom Accommodation
- Re-Fitted Bathroom With Roll Top Bath And Shower
- Two Reception Rooms
- Re-Fitted Kitchen
- Wonderful Private And Mature Garden
- Private Parking Via Electrically Operated Gates
- No Forward Chain And Immediate Vacant Possession



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Approximate Gross Internal Area = 72.6 sq m / 781 sq ft



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. (ID1067631) Housepix Ltd



## Fan Light Composite Front Door To

### Sitting Room

12' 10" x 12' 3" (3.91m x 3.73m)

UPVC picture window to front aspect, double panel radiator, pammet flooring, central fireplace recess with exposed brickwork chimney feature and inset wood burner, bespoke cabinetry and shelved display recess, inner door to

### Dining Room

10' 6" x 7' 11" (3.20m x 2.41m)

UPVC window to rear aspect, panel work to stairwell, understairs storage cupboard, door extends to stairs to first floor, brick pammett flooring, picture rail.

### Kitchen

13' 3" x 7' 3" (4.04m x 2.21m)

UPVC port cullis door to rear garden and two UPVC windows to rear, re-fitted in a Shaker style range of grey toned base and wall mounted cabinets with complementing butchers block Oak work surfaces and up-stands, integral Neff electric oven and gas hob with suspended stainless steel extractor fitted above, integrated fridge freezer, further appliance spaces, single drainer ceramic sink unit with mono bloc mixer tap, contemporary vertical radiator, LVT flooring.

### Family Bathroom

9' 4" x 7' 4" (2.84m x 2.24m)

Beautifully re-fitted in a quality range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, freestanding claw foot batteau bath with hand mixer shower, UPVC window to side aspect, shaver point, recessed lighting, chrome heated towel rail, airing cupboard housing Vaillant gas fired central heating boiler and shelving, screened shower enclosure with independent shower unit fitted over, LVT flooring.

## Landing Space

12' 10" x 8' 0" (3.91m x 2.44m)

Easily utilised as a study/working from home space and formerly bedroom two, UPVC window to garden aspect to the rear, access to insulated loft space, inner door to

### Bedroom 1

13' 1" x 11' 10" (3.99m x 3.61m)

Central cast Victorian fireplace with moulded timber surround, freestanding cast iron radiator, UPVC sash picture window to front aspect, timber flooring.

### Bedroom 2

12' 6" x 6' 9" (3.81m x 2.06m)

UPVC window to rear aspect, single panel radiator, wall light points.

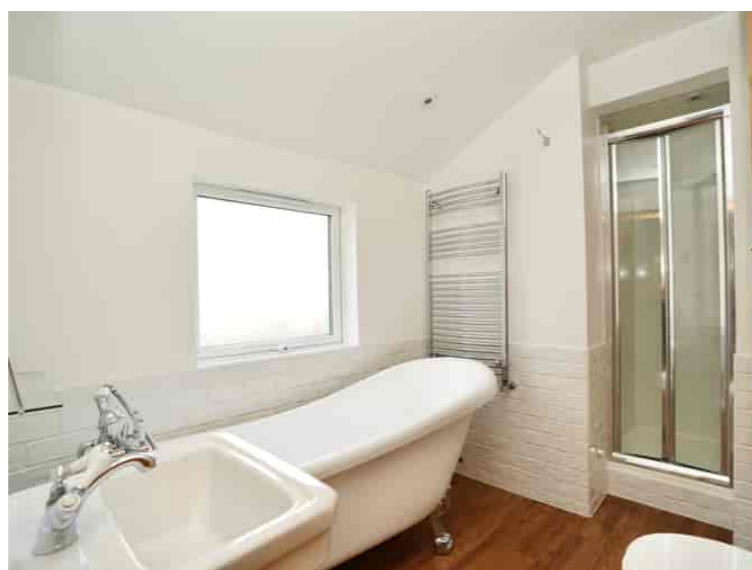
## Outside

The front garden is planned with low maintenance in mind and laid to shrub borders, enclosed by low brick walling with wrought iron pedestrian gate to the front. To the rear there is a private PARKING SPACE gated and secure for one large vehicle, timber work shop,/outbuilding. Gated access extends to the rear garden which is nicely arranged measuring approximately 39' 4" x 26' 3" (11.99m x 8.00m) It is primarily lawned, stocked with shrubs and ornamental trees, outside tap and gated access to the rear into West Street. The garden is private and mature and fully enclosed.

## Tenure

Freehold

Council Tax Band - B



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