



Merritt Street, Huntingdon PE29 3HF

Guide Price £265,000

- Much Improved Character Cottage
- En Suite Bathroom
- Re-Fitted Kitchen And Sanitary Ware
- Re-Roofed, Re-Wired And Re-Plumbed
- Enclosed Rear Garden
- On Street Parking Nearby
- Convenient Town Centre Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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Approximate Gross Internal Area = 83.1 sq m / 894 sq ft
(Excluding Shed)



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. (ID1200656)
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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 Victoriana 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 Victoriana 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 and 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.

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

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