



Alder Drive, Huntingdon PE29 7WJ

## Guide Price £250,000

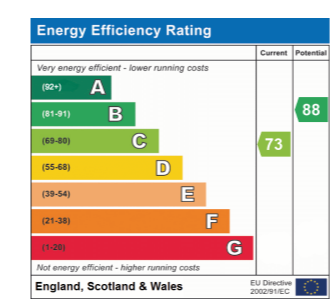
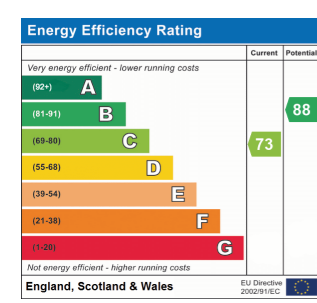
- Well Presented End Terrace Property
- Two Double Bedrooms
- Driveway For Two-Three Vehicles
- Good Sized Enclosed Rear Garden With Covered Seating Area
- Short Walk To Town Centre And Train Station
- Cul De Sac Position
- Highly Sought After Location
- An Ideal First Time Purchase



Alder Drive, Huntingdon PE29 7WJ

## Guide Price £250,000

- Well Presented End Terrace Property
- Two Double Bedrooms
- Driveway For Two-Three Vehicles
- Good Sized Enclosed Rear Garden With Covered Seating Area
- Short Walk To Town Centre And Train Station
- Cul De Sac Position
- Highly Sought After Location
- An Ideal First Time Purchase



**Panel Door With Double Glazed Insert To**

**Entrance Porch**

Coats hanging area, coving to ceiling.

**Living/Dining Room**

16' 11" x 12' 6" (5.16m x 3.81m)

A double aspect room with double glazed windows to front and side aspects, coving to ceiling, radiator, understairs storage recess, central feature electric fire, stairs to first floor.

**Kitchen**

12' 5" x 8' 7" (3.78m x 2.62m)

Double glazed window to rear aspect and double glazed French doors to rear, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiled surrounds, stainless steel single drainer sink unit with mixer tap, spaces and plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted concealed central heating boiler, under stairs storage cupboard, radiator.

**First Floor Landing**

Access to loft space, coving to ceiling.

**Bedroom 1**

12' 6" x 9' 5" (3.81m x 2.87m)

Double glazed window to rear aspect, coving to ceiling, radiator.

**Bedroom 2**

12' 5" x 8' 6" (3.78m x 2.59m)

Two double glazed windows to front aspect, coving to ceiling, radiator, airing cupboard.

**Family Bathroom**

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer tap, complementing tiling, radiator.

**Outside**

The front garden is open plan and laid to decorative stones with a driveway providing off road parking provision for two to three vehicles. Side gated access leads through to the rear garden with a covered patio seating area, outside tap, laid to lawn with planted borders, garden shed and enclosed by panel fencing.

**Tenure**

Freehold

Council Tax Band - B

**Panel Door With Double Glazed Insert To**

**Entrance Porch**

Coats hanging area, coving to ceiling.

**Living/Dining Room**

16' 11" x 12' 6" (5.16m x 3.81m)

A double aspect room with double glazed windows to front and side aspects, coving to ceiling, radiator, understairs storage recess, central feature electric fire, stairs to first floor.

**Kitchen**

12' 5" x 8' 7" (3.78m x 2.62m)

Double glazed window to rear aspect and double glazed French doors to rear, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiled surrounds, stainless steel single drainer sink unit with mixer tap, spaces and plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted concealed central heating boiler, under stairs storage cupboard, radiator.

**First Floor Landing**

Access to loft space, coving to ceiling.

**Bedroom 1**

12' 6" x 9' 5" (3.81m x 2.87m)

Double glazed window to rear aspect, coving to ceiling, radiator.

**Bedroom 2**

12' 5" x 8' 6" (3.78m x 2.59m)

Two double glazed windows to front aspect, coving to ceiling, radiator, airing cupboard.

**Family Bathroom**

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer tap, complementing tiling, radiator.

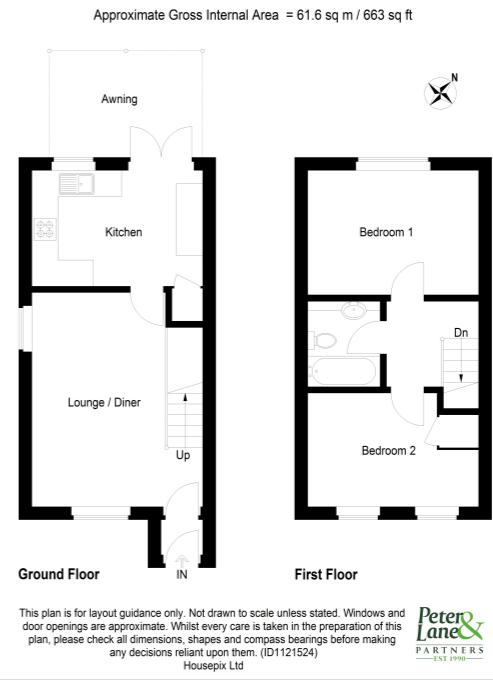
**Outside**

The front garden is open plan and laid to decorative stones with a driveway providing off road parking provision for two to three vehicles. Side gated access leads through to the rear garden with a covered patio seating area, outside tap, laid to lawn with planted borders, garden shed and enclosed by panel fencing.

**Tenure**

Freehold

Council Tax Band - B



<b>Huntingdon</b> 60 High Street Huntingdon 01480 414800	<b>Kimbolton</b> 24 High Street Kimbolton 01480 860400	<b>St Neots</b> 32 Market Square St. Neots 01480 406400	<b>Mayfair Office</b> Cashel House 15 Thayer St, London 0870 1127099
---	---	--	---

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.

<b>Huntingdon</b> 60 High Street Huntingdon 01480 414800	<b>Kimbolton</b> 24 High Street Kimbolton 01480 860400	<b>St Neots</b> 32 Market Square St. Neots 01480 406400	<b>Mayfair Office</b> Cashel House 15 Thayer St, London 0870 1127099
---	---	--	---

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.