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| Energy Efficiency Rating | |
|---------------------------------------------|-----------|
| Current | Potential |
| 94 | 86 |
| Very energy efficient - lower running costs | |
| A | |
| (92-100) | |
| B | |
| (81-91) | |
| C | |
| (69-80) | |
| D | |
| (55-68) | |
| E | |
| (39-54) | |
| F | |
| (21-38) | |
| G | |
| (1-20) | |
| Not energy efficient - higher running costs | |
| England, Scotland & Wales | |
| 2020/1/10 | |

| | | | |
|--------------------|--------------------|--------------------|----------------------|
| Huntingdon | St Neots | Kimbolton | Mayfair Office |
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- An Exceptional Townhouse Located On This Sought After Development
- Four Or Five Bedrooms
- Views Over The Cricket Pitch And Pavilion
- Air Conditioning To The First Floor
- Oversized Garage With Power Operated Door

- Versatile Accommodation Over Three Floors
- Contemporary Kitchen And Bathrooms
- Plantation Shutters Throughout
- Beautifully Landscaped Gardens
- EV Charging Point



Part Glazed Composite Door To

Entrance Hallway

Half turn staircase to first floor, understairs storage cupboard, radiator, cloaks cupboard, Porcelanosa tiled flooring.

Family Room

Porcelanosa tiled flooring, radiator, glazed double opening doors to garden with fitted blinds and Plantation shutters.

Bedroom 4

Window to front aspect, radiator.



Shower Room

Fitted in a white three piece suite comprising fully tiled double width shower enclosure, low level WC, wash hand basin, complementing tiling, shaver point, heated towel rail, window to side aspect.

Utility Room

Fitted in a range of base cupboards with work surfaces over, inset sink unit, complementing tiling, wall mounted gas fired central heating boiler serving hot water system and radiators, plumbing for automatic washing machine, radiator, appliance space, ceramic tiled flooring, part glazed door to garden.



First Floor Landing

Radiator, stairs to second floor, door to

Kitchen/Dining Room

Fitted in a contemporary range of base and wall mounted cupboards with complementing work surfaces, inset single drainer sink unit with tiling, integrated appliances incorporating NEFF fan assisted oven, four burner gas hob with extractor over, dishwasher, fridge freezer, **air conditioning unit**, two radiators, two windows to rear aspect, double doors to

Lounge

Two radiators, TV media points, coving to ceiling, Karndean Oak flooring in Herringbone, glazed double doors to

Balcony

Power, lighting, south east facing with views over the cricket pitch and pavilion.

Second Floor Landing

Access to loft space, airing cupboard housing hot water cylinder, oversized storage cupboard.



Principal Bedroom

Radiator, fitted with double width wardrobes offering hanging and shelving, two windows to front aspect, door to

En Suite Shower Room

Fitted in a three piece suite comprising fully tiled shower enclosure, low level WC, wash hand basin, complementing tiling, heated towel rail.

Bedroom 2

Window to rear aspect, radiator, double width wardrobe with hanging and shelving.

Bedroom 3

Window to rear aspect, radiator.

Family Bathroom

Fitted in a white three piece suite comprising panel bath with shower attachment over, low level WC, wash hand basin, complementing tiling, heated towel radiator, window.

Outside

The front garden is laid to lawn with beautiful planting, seasonal flowering plants and fragrant Clematis. There is parking to the side for two to three vehicles, an EV Charging Point and leading to the **Oversized Garage** with power operated door, power, lighting and casement door to rear garden. Gated side access leads to the rear garden which is laid to lawn with Porcelain tiled entertainment areas, timber Pergola with purple flowering Wisteria and newly planted borders, external power supply, tap and lighting. The rear garden is fully enclosed.

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 - E

Maintenance Charge - Approximately £400.00 per annum

