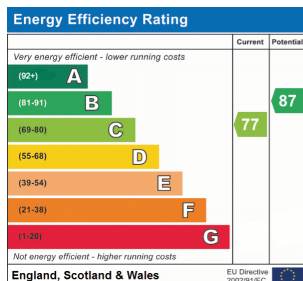




Ferrars Court, Huntingdon PE29 3BU

£290,000

- Exceptional Town House
- Three Bedrooms
- Re-Fitted Kitchen/Breakfast Room
- Two Reception Rooms
- Re-Fitted Jack & Jill Bathroom And Shower Room
- Re-Furbished And Modernised
- New Central Heating Boiler And Radiators
- Designated Parking And Enclosed Garden
- Town Centre Location And A Short Walk To Station
- No Forward Chain
- Ideal First Time Buy Or Investment Purchase



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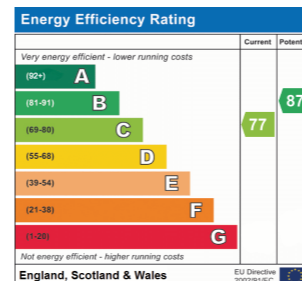
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### Storm Porch Over

Timber glazed door to

### Entrance Hall

Window to front aspect, coving to ceiling, radiator, stairs to first floor, storage cupboard, laminate flooring (to be fitted), double doors to

### Dining Room

10' 5" x 10' 4" (3.17m x 3.15m)

Double glazed window to front aspect, coving to ceiling, radiator, laminate flooring, arch way through to

### Kitchen/Breakfast Room

15' 11" x 10' 8" (4.85m x 3.25m)

Double glazed window to rear aspect, coving to ceiling, recessed down lighters, fitted in a comprehensive range of base, drawer and wall mounted units with complementing work surfaces and tiling, one and a half bowl single drainer sink unit with mixer tap, cupboard housing wall mounted gas central heating boiler, integrated oven and hob with cooker hood over, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, understairs storage cupboard, laminate flooring, radiator.

### First Floor Landing

Coving to ceiling, radiator, stairs to second floor.

### Living Room

15' 11" x 10' 8" (4.85m x 3.25m)

Double glazed box bay window to rear aspect, coving to ceiling, recessed down lighters, radiator, central feature fireplace.

### Bedroom 3

9' 9" x 7' 2" (2.97m x 2.18m)

Double glazed window to front aspect, coving to ceiling, radiator, built in wardrobe space.

### Shower Room

Re-fitted in a three piece suite comprising shower cubicle, wash hand basin, low level WC, complementing tiling, heated towel rail, recessed downlighters, coving to ceiling, tiled flooring.

### Second Floor Landing

Coving to ceiling, access to

### Bedroom 1

15' 10" x 11' 3" (4.83m x 3.43m)

Two double glazed windows to rear aspect, coving to ceiling, radiator.

### Jack & Jill Bathroom

Re-fitted in a three piece suite comprising low level WC, vanity wash hand basin, panel bath with mixer tap shower over with drench style head and hand held attachment, complementing tiling, wall mounted cabinet with mirror and down lighters, chrome heated towel rail, coving to ceiling, extractor fan, tiled flooring.

### Bedroom 2

10' 4" x 9' 7" (3.15m x 2.92m)

Window to front aspect, coving to ceiling, radiator, double wardrobe, access to loft space, door to Jack & Jill Bathroom.

### Outside

To the front there is parking space for one vehicle, gated access to the rear and outside lighting. To the rear there is a courtyard garden with seating area, gated access to the rear, outside tap, lighting and fully enclosed.

### Tenure

Freehold

Council Tax Band - D

### Storm Porch Over

Timber glazed door to

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Window to front aspect, coving to ceiling, radiator, stairs to first floor, storage cupboard, laminate flooring (to be fitted), double doors to

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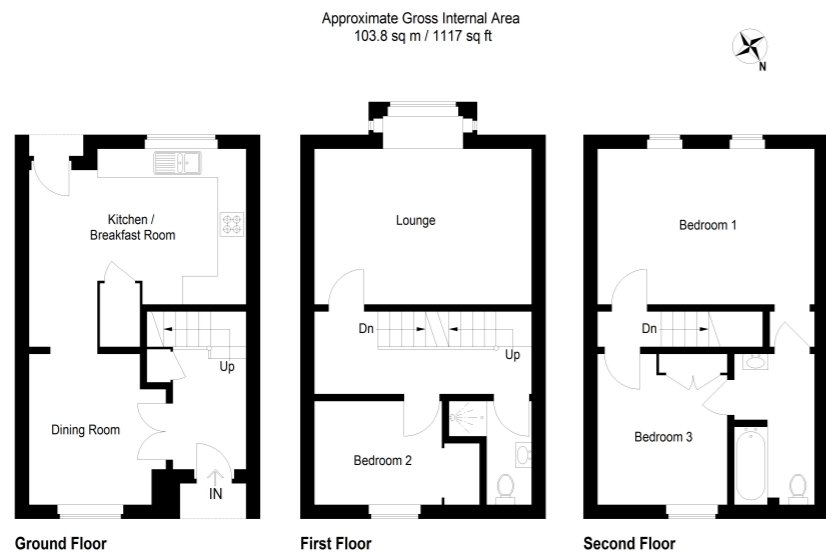
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