



Essex Road, Huntingdon PE29 1SD

Guide Price £185,000

- Terraced Family Home
- Two Double Bedrooms
- UPVC Double Glazing
- Gas Radiator Central Heating
- Enclosed Rear Garden
- Communal Parking Close By
- Popular Estate Location
- Ideal First Time Buy Or Buy To Let Opportunity
- No Forward Chain And Immediate Vacant Possession

**Peter
Lane**
PARTNERS
— EST 1990 —

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

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UPVC Glazed Front Door To

Entrance Hall

11' 9" x 9' 0" (3.58m x 2.74m)

Stairs to first floor, double panel radiator, shelved storage cupboard, coving to ceiling, laminate flooring.

Sitting Room

14' 9" x 12' 8" (4.50m x 3.86m)

Double panel radiator, TV point, telephone point, UPVC French doors to garden terrace, inner door to

Storage Room/Walk In Cupboard

5' 7" x 3' 0" (1.70m x 0.91m)

Kitchen/Breakfast Room

11' 8" x 8' 9" (3.56m x 2.67m)

UPVC window to front aspect, fitted in a traditional range of base and wall mounted cabinets with complementing work surfaces and tiling, appliance spaces, drawer units, integral electric oven and hob with suspended extractor fitted above, single panel radiator, coving to ceiling.

First Floor Landing

UPVC window to front aspect, wall mounted gas fired central heating boiler serving hot water system and radiators, access to insulated loft space, airing cupboard housing hot water cylinder and shelving, walk in wardrobe.

Bedroom 1

14' 6" x 9' 1" (4.42m x 2.77m)

UPVC window to rear aspect, coving to ceiling, laminate flooring.

Bedroom 2

13' 4" x 8' 10" (4.06m x 2.69m)

UPVC window to rear aspect, coving to ceiling.

Cloakroom

Fitted with low level WC, UPVC window to front aspect, single panel radiator, vinyl flooring.

Family Bathroom

Fitted in a two piece suite comprising pedestal wash hand basin, panel bath with mixer tap and tiling, UPVC window to window to front aspect, single panel radiator, coving to ceiling, vinyl flooring.

Outside

The front garden is primarily lawned enclosed by post and rail fencing with mature hedgerow screening to the front. The rear garden measures approximately 40' in length and has a paved terrace, areas of lawn, timber shed and enclosed by panel fencing with gated access to the rear. Communal parking is available close- by.

Tenure

Freehold

Council Tax Band - A

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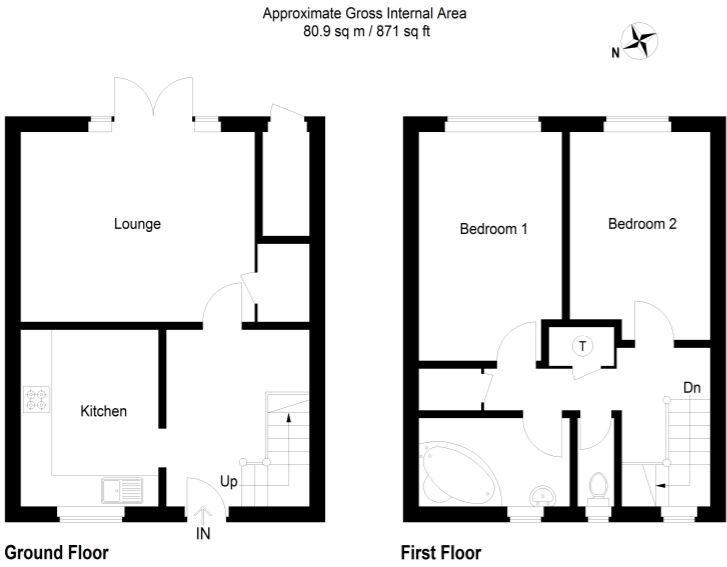
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings re approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them. (ID1134747)
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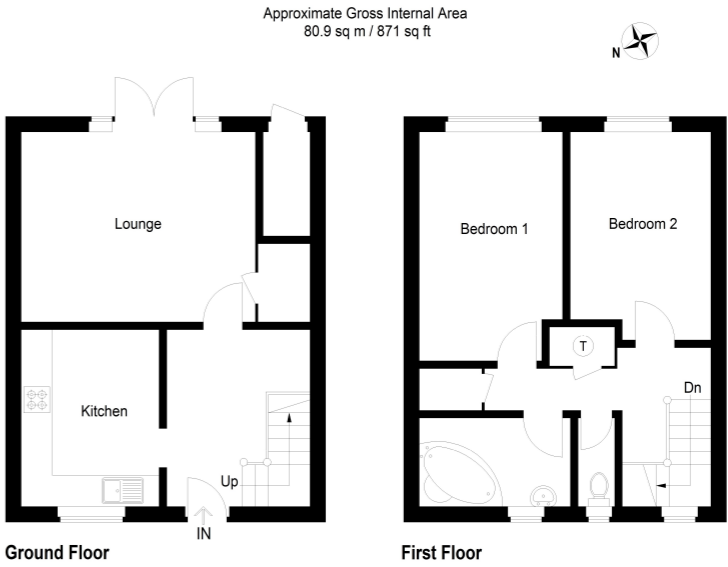
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