

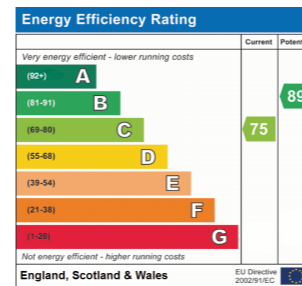


East Street, Huntingdon PE29 1WE



East Street, Huntingdon PE29 1WE Guide Price £250,000

- Charming Character Cottage
- Two Double Bedrooms
- Generous First Floor Bathroom
- Contemporary Re-Fitted Kitchen/Diner
- Landscaped Gardens
- Close To Riverside Park
- Ideal First Time Buy
- Lovely Proportioned Accommodation



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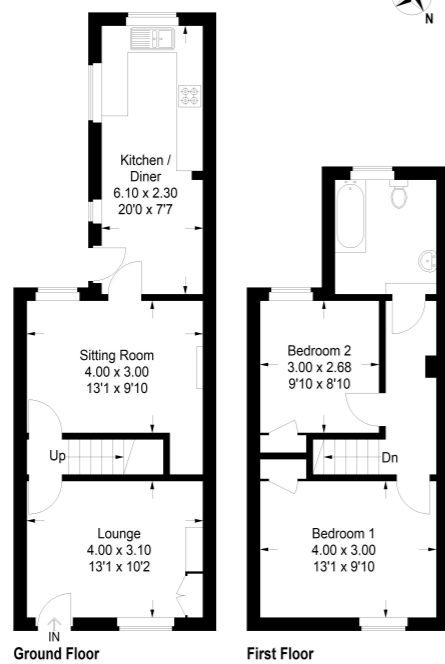
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East St Huntingdon, PE29 1WE  
Approximate Gross Internal Area  
78.6 sq m / 846 sq ft



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. (ID1008798)  
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### Front Entrance

Composite panel door with fan light leading to

### Dining Room

13' 0" x 10' 2" (3.95m x 3.10m)

Double panel radiator, UPVC window to front aspect, base mounted cabinet storage with shelving, central feature fire place with cast inset and decorative tiling, shelved display recess, laminate flooring, inner door to

### Inner Hall

Stairs to the first floor, central heating thermostat, door to

### Sitting Room

10' 0" x 13' 2" (3.05m x 4.01m) plus under stairs recess widening to 13'7" (4.13m)

UPVC window to garden aspect, double panel radiator, picture rail, central feature fire place with cast decorative inset and tiled hearth, TV and telephone points. Understairs recess.

### Kitchen / Breakfast Room

20' 7" x 7' 10" (6.28m x 2.39m)

A light, contemporary refitted space in a range of grey base and wall mounted cabinets with complimenting work surfaces, re-tiled surrounds, electric and gas cooker points, drawer units and pan drawers, space for fridge freezer, UPVC stable door and three windows to rear garden aspect, composite flooring, further drawer units, single drainer one and a half bowl stainless steel sink unit and mixer tap, wall mounted gas fired central heating boiler serving hot water system and radiators, access to loft space.

### First Floor Landing

Access to insulated loft space, inner door to

### Bedroom 1

10' 2" x 13' 1" (3.10m x 3.99m)

UPVC window to front aspect, central cast decorative Victoriana fireplace, fitted wardrobe with hanging and shelving, double panel radiator.

### Bedroom 2

8' 11" x 10' 1" (2.72m x 3.08m)

UPVC window to rear aspect, timber floorboards, double panel radiator, fitted cupboard storage.

### Family Bathroom

9' 2" x 7' 9" (2.8m x 2.35m)

UPVC window to rear aspect, full ceramic tiling, fitted in three piece white suite comprising low level WC, pedestal wash hand basin, panel bath with hand mixer shower, radiator and decorative cover, composite floor covering.

### Outside

The rear gardens are pleasantly arranged and hard landscaped, planned with low maintenance in mind, there's an extensive paved terrace, cobbled bed and gravel pathway,. The garden is enclosed by a combination of panel fencing, there's a timber shed and gated access to the rear, outside tap, lighting.

On street parking is available to the front.

### Tenure

Freehold

Council Tax Band - B

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