



3 Sandwich Close, Huntingdon PE29 1NB

OIEO £240,000

- Spacious Living Dining Room
- Ideal First Purchase Or Let To Buy
- Established Terraced Home
- Three Bedrooms
- Over Looking Green Area
- Attractive Front And Rear Gardens
- Walking Distance To Local Schools And Amenities
- Popular Location
- Numerous Improvements By Current Owners

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	56	84
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Peter Lane & PARTNERS
Est. 1990

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UPVC DOUBLE GLAZED DOOR TO

ENTRANCE HALL

8'9" x 7'7" (2.67m x 2.31m).
Radiator, laminate flooring.

LIVING DINING ROOM

17'6" x 10'8" (5.33m x 3.25)
A dual aspect room, double glazed window to front, double glazed sliding patio doors to rear, coving to ceiling, radiator, laminate floor.

KITCHEN

14'1" x 8'9" (4.29m x 2.67m)
Double glazed window to rear, UPVC double glazed door to rear, fitted in a range of base, wall and drawer mounted units with complementary work surfaces over, tiled splash backs, single drainer sink unit, fitted gas hob, electric oven, space and plumbing for washing machine, radiator, storage cupboard, laminate floor.

BEDROOM 3

8'9" x 8'1" (2.67m x 2.46m)
Double glazed window to side, radiator, laminate floor.

FIRST FLOOR LANDING

Access to loft space and storage cupboard, radiator.

BEDROOM 1

16'10" x 8'7" (5.13m x 2.62m)
Double glazed window to front, coving to ceiling, radiator, built in wardrobe.

BEDROOM 2

14'11" x 8'8" (4.55m x 2.64m)
Double glazed window to rear, coving to ceiling, radiator, built in wardrobe/storage.

FAMILY BATHROOM

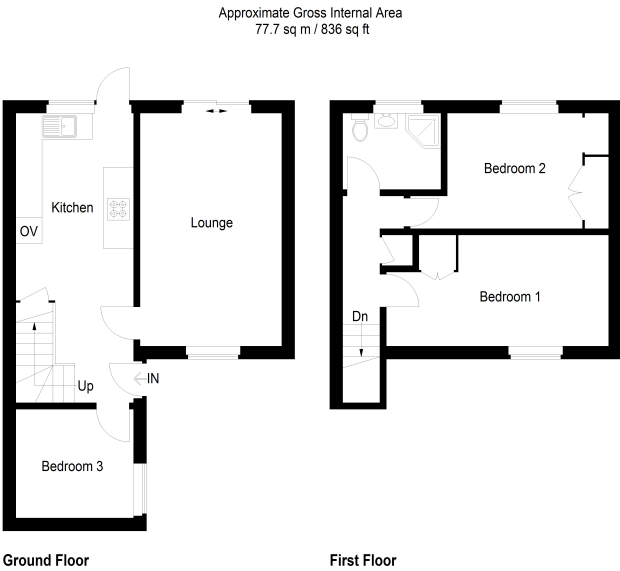
Double glazed to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, corner bath with shower unit over, tiled surrounds, radiator.

OUTSIDE

A pedestrian gate opens to a path way leading to the front door. The front garden is fully enclosed with hedging and shrubs. The rear garden is fully fence and wall enclosed with patio seating area, laid to lawn, planting, outside tap, power point, light, pond, brick built store, rear gated access.

TENURE

Freehold
Council Tax Band - A



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. (ID1143734)
Housepix Ltd



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