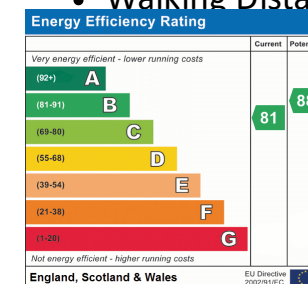




64 Barley Close, St Ives, Huntingdon PE27 3AJ

OIRO £250,000

- ##OFFERS CONSIDERED BETWEEN £250,000 and £260,000##
- An Impressive Modern Terraced Home
- Sitting/Dining Room And Modern Kitchen
- Two Double Bedrooms
- Re-Fitted En Suite
- Re-Fitted Cloakroom And Family Bathroom
- Generous Sized Enclosed Rear Garden
- Allocated Parking
- Highly Sought After Estate Location
- Walking Distance To Guided Bus Stop



Time Purchase

chain

**Peter Lane**  
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EST 1990

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Huntingdon  
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Kimbolton  
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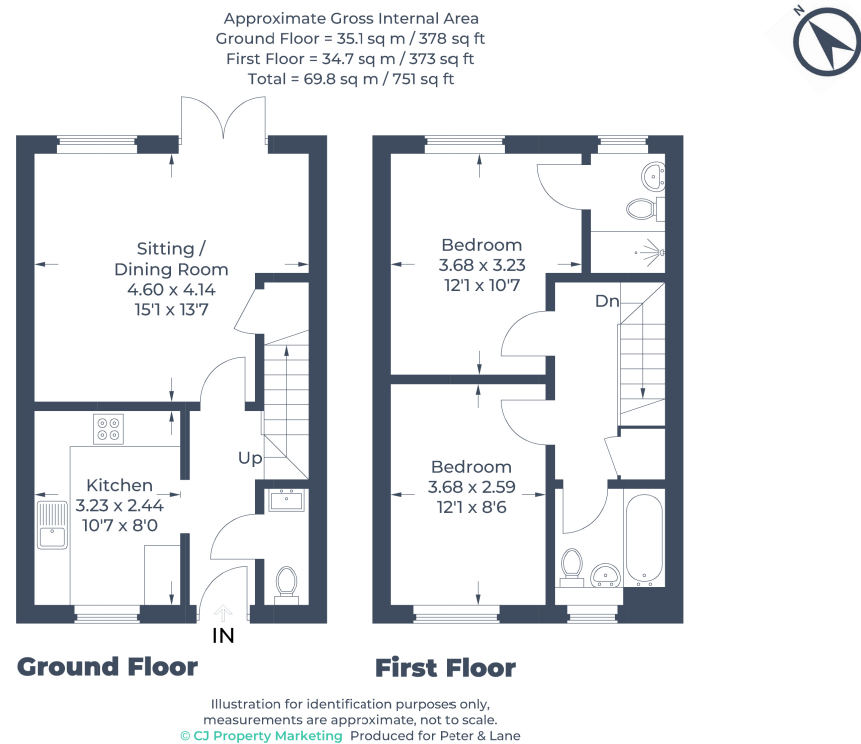
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## Solid Door With Glazed Inserts To

### Entrance Hall

Coving to ceiling, radiator, tiled flooring, stairs to first floor.

### Cloakroom

Re-fitted in a two piece suite comprising low level WC, vanity wash hand basin, complementing tiling, radiator, coving to ceiling, fuse box and master switch, tiled flooring.

### Living/Dining Room

15' 1" x 13' 7" (4.60m x 4.14m)

Double glazed window and French doors to rear aspect, coving to ceiling, radiator, understairs storage cupboard, laminate flooring.

### Kitchen/Breakfast Room

10' 7" x 8' 0" (3.23m x 2.44m)

Double glazed window to front aspect, fitted in a range of base, drawer and wall mounted units with complementing work surface, stainless steel single drainer sink unit with mixer tap, wall mounted concealed gas fired central heating boiler serving hot water system and radiators, space and plumbing for washing machine, space for fridge freezer, integrated electric oven and gas hob with cooker hood over, coving to ceiling, radiator, tiled flooring.

### First Floor Landing

Coving to ceiling, airing cupboard, radiator.

### Principal Bedroom

12' 1" x 10' 7" (3.68m x 3.23m)

Double glazed window to rear aspect, coving to ceiling, radiator, laminate flooring, access to loft space with ladder,.

### En Suite Shower Room

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, double shower cubicle with shower unit over, complementing tiling, radiator, recessed downlighters, extractor, tiled flooring.

### Bedroom 2

12' 1" x 8' 6" (3.68m x 2.59m)

Double glazed window to front aspect, coving to ceiling, radiator, laminate flooring.

### Family Bathroom

Double glazed window to front aspect, re-fitted in a three piece suite comprising low level WC, wash hand basin., panel bath with mixer tap shower attachment, complementing tiling, radiator, recessed downlighters, tiled flooring.

### Outside

To the front is a pathway to the entrance door with outside courtesy light and planting. The rear garden is laid to lawn with patio seating area, planted borders, garden shed, enclosed by panel fencing with rear gated access leading to the designated parking space.

## 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 - B



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