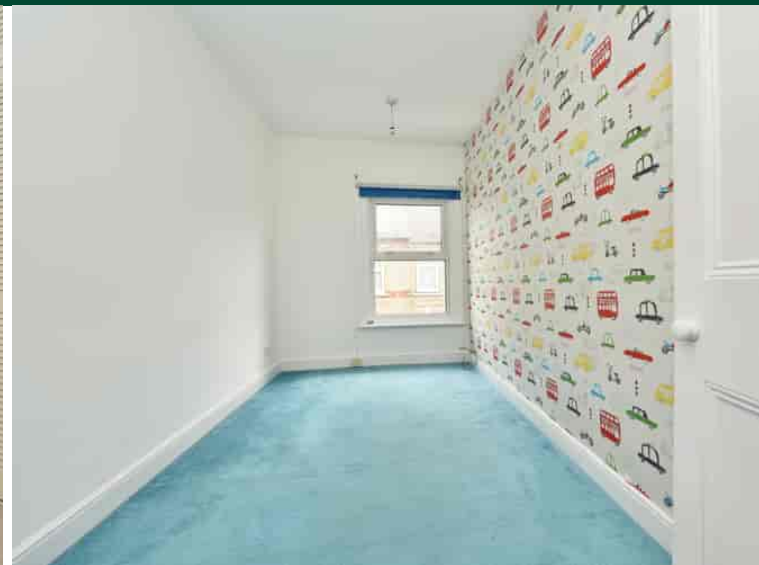


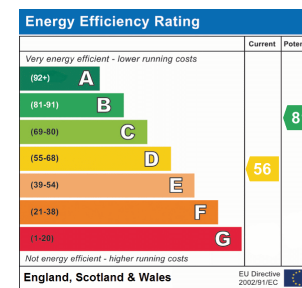


Ingram Street, Huntingdon PE29 3QG

Guide Price £300,000



- Charming Victorian Residence
- Sitting Room And Dining Room
- Re-Fitted Kitchen
- Ground Floor Cloakroom
- Reproduction Period Bathroom Suite
- Pleasant Enclosed Garden
- Excellent Presentation Throughout
- On Street Parking Subject To Availability
- Positioned Within Huntingdon's Conservation Area
- Offered With No Forward Chain And Immediate Vacant Possession



Peter Lane
PARTNERS
EST 1990

Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

St Neots
32 Market Square
St. Neots
01480 406400

Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

Huntingdon 01480 414800

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

huntingdon@peterlane.co.uk

Approximate Gross Internal Area = 112.5 sq m / 1211 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. (101053668) Houseplan Ltd

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Stained Glass Panel Front Door To

Entrance Hall

Cabinet housing fuse box and master switch, double panel radiator, stairs to first floor, timber flooring.

Sitting Room

14' 11" x 11' 0" (4.55m x 3.35m)
Bay window to front aspect, TV point, telephone point, central fireplace recess with slate hearth and inset wood burner, cornicing to ceiling, exposed timber floor boards.

Dining Room

13' 5" x 11' 10" (4.09m x 3.61m)
Picture window to garden aspect, understairs recess, cornicing to ceiling, double panel radiator, exposed timber flooring.

Kitchen

12' 11" x 8' 0" (3.94m x 2.44m)
Re-fitted in a range of Shaker style cabinets with complementing butchers block Beech work surfaces and tiled surrounds, electric and gas cooker points, extensive tiling, UPVC window to rear aspect, single drainer ceramic sink unit with mono bloc mixer tap, double panel radiator, drawer units, appliance spaces, integral wine rack, fixed display shelving, laminate flooring.

Utility Room/Study

11' 0" x 8' 4" (3.35m x 2.54m)
French doors and window to garden aspect, wall mounted gas fired central heating boiler serving hot water system and radiators, appliance spaces, laminate flooring.

Cloakroom

Fitted in two piece white suite comprising low level WC, wall mounted wash hand basin and tiling.

First Floor Landing

Storage cupboard, access to loft space.

Principal Bedroom

12' 8" x 9' 11" (3.86m x 3.02m)
UPVC window to front aspect, extensive wardrobe range and cupboard storage, display shelving, double panel radiator.

Bedroom 2

14' 8" x 10' 10" (4.47m x 3.30m)
UPVC window to rear aspect, coving to ceiling, double panel radiator.

Bedroom 3

12' 8" x 6' 11" (3.86m x 2.11m)
UPVC window to front aspect, radiator.

Family Bathroom

Beautifully re-fitted in a range of white reproduction period sanitaryware comprising low level WC, pedestal wash hand basin with tiling, free-standing roll top claw foot bath with hand mixer shower, free-standing cast iron radiator with integrated towel rail, screened shower enclosure with independent shower unit fitted over, recessed lighting, extractor, UPVC window to rear aspect, exposed timber floor boards.

Outside

Residents permit parking is available to the front subject to availability. The rear garden is pleasantly arranged and private with a paved terrace, shaped lawns and heavily stocked borders enclosed by a combination of panel fencing and brick walling.

Tenure

Freehold
Council Tax Band - C

Huntingdon Office 60-62 High Street, Huntingdon, Cambridgeshire PE29 3DN

01480 414800

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

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