



Cowper Road, Huntingdon PE29 1JF

£260,000

- Improved and Extended Family Home
- Two Double Bedrooms
- Garaging and Driveway
- Mature Gardens
- Refitted Kitchen and Bathroom Suite
- No Forward Chain And Vacant Possession
- Convenient Town Centre Location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 73.4 sq m / 790 sq ft
Garage = 14.4 sq m / 155 sq ft
Total = 87.8 sq m / 945 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. (ID1048063)
Housepix Ltd



Fan Light Panel Door To

Entrance Porch

7' 3" x 3' 1" (2.21m x 0.94m)

Exposed internal brickwork, ceramic tiled flooring, glazed internal door to

Entrance Hall

12' 5" x 8' 4" (3.78m x 2.54m)

Stairs to first floor with understairs recess, recently re-carpeted, double panel radiator, cupboard housing meters.

Cloakroom

Understairs re-fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with mono block mixer tap, extensive tiling, two UPVC windows to garden aspect, composite floor covering.

Sitting Room

16' 4" x 10' 10" (4.98m x 3.30m)

A double aspect room with UPVC window to the front and UPVC door to garden aspect to the rear, picture rail, dado rail, central decorative feature fireplace, TV point, telephone point, wall light points.

Kitchen/Breakfast Room

11' 9" x 10' 0" (3.58m x 3.05m)

Re-fitted in a range of Shaker style base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, drawer units, pan drawers, integral electric oven and gas hob with suspended extractor unit fitted above, glass fronted display cabinet, fireplace recess, integrated automatic dishwasher, appliance spaces, display shelving, UPVC window to front aspect, single drainer resin sink unit with mixer tap, coving to ceiling, wall mounted gas fired central heating boiler serving hot water system and radiators, ceramic tiled flooring.

First Floor Landing

UPVC window to garden aspect, access to insulated loft space.

Bedroom 1

13' 1" x 11' 6" (3.99m x 3.51m)

A light double aspect room with UPVC windows to front and side aspects, double panel radiator, central cast decorative fireplace, walk in wardrobe with hanging and storage.

Bedroom 2

12' 4" x 8' 6" (3.76m x 2.59m)

UPVC window to front aspect, double panel radiator, central cast decorative fireplace.

Family Shower Room

9' 0" x 7' 9" (2.74m x 2.36m)

Re-fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, contour border tiling, oversized screened shower enclosure with multi head independent shower unit fitted above, double panel radiator, full ceramic tiling, shaver light point, UPVC window to rear aspect, extractor unit, laminate flooring.

Outside

The garden is pleasantly arranged and enclosed by picket fencing. There is a driveway sufficient for two vehicles accessing the **Detached Garage** measuring 16' 5" x 9' 6" (5.00m x 2.90m) with electrically operated security door and UPVC door to side aspect., power and lighting. The rear garden is an irregular shape measuring 42' 8" x 39' 4" (13.00m x 11.99m) and is primarily lawned stocked with ornamental shrubs and beds, outside tap, security lighting and gated access to the front. The garden is enclosed by a combination of panel fencing and mature hedgerow screening offering a good degree of privacy.

Tenure

Freehold

Council Tax Band - B



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