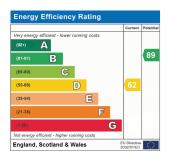


Ermine Street, Huntingdon PE29 3EX

OIEO £250,000

- Victorian Semi Detached Home Arranged Over Three Floors
- Three Double Bedrooms
- Victoriana Bathroom With Roll Top Bath
- Enclosed Rear Garden
- Brick Built Outbuilding
- Private Off Road Parking
- Walking Distance Of The Train Station
- No Chain Offered







and, Scotland & Wale



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Huntingdon 01480 414800 www.peterlane.co.uk Web office open all day every day

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Integral Storm Canopy Over

Glazed panel door accessing

Sitting Room

14' 11" x 13' 2" (4.55m x 4.01m)

UPVC bay window to front aspect, TV point, telephone point, central feature fireplace with moulded timber surround and inset cast grate and granite hearth, laminate flooring, coving to ceiling, glazed internal door accesses

Inner Hall

Stairs to first floor, dado rail, cornicing to ceiling.

Kitchen/Breakfast Room

13' 2" x 9' 1" (4.01m x 2.77m)

Crittal window and stable door to garden aspect to the rear, double panel radiator, fitted in a range of units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, central chimney feature with raised hearth and electric cooker point, understairs recess with space for fridge freezer, shelved under stairs storage cupboard, vinyl flooring.

First Floor Landing

Stairs to second floor, inner door to

Bedroom 2

13' 2" x 9' 3" (4.01m x 2.82m) UPVC window to rear aspect, single panel radiator, shelved

Bedroom 1

Huntingdon

60 High Street

Huntingdon

cupboard.

12' 2" x 12' 1" (3.71m x 3.68m) UPVC window to front aspect, cupboard storage, wardrobe with hanging and shelving, coving to ceiling.

Second Floor Access to loft

Bedroom 3

13' 2" x 8' 0" (4.01m x 2.44m) UPVC window to front aspect.

Family Bathroom

10' 6" x 6' 9" (3.20m x 2.06m)

Velux window to rear aspect, single panel radiator, fitted in a three piece Victoriana suite comprising low level WC, pedestal wash hand basin, extractor, extensive ceramic tiling, freestanding roll top claw foot bath, eaves storage cupboard/store housing combi boiler servicing central heating and hot water, vinyl flooring.

Outside

The front garden is neatly arranged and laid to a slate bed enclosed by brick walling with a selection of ornamental shrubs. The rear garden is hard landscaped and planned with low maintenance in mind, walled and relatively private with an area of unprepared lawn and a selection of evergreen shrubs, gated access extends to the rear. There is a Brick Built Outbuilding providing storage space and an outside WC. Private parking is positioned to the side of the properties serving numbers 3 and 4 Ermine St.

15 Thayer St, London

Tenure

Freehold Council Tax Band - C

Integral Storm Canopy Over

Glazed panel door accessing

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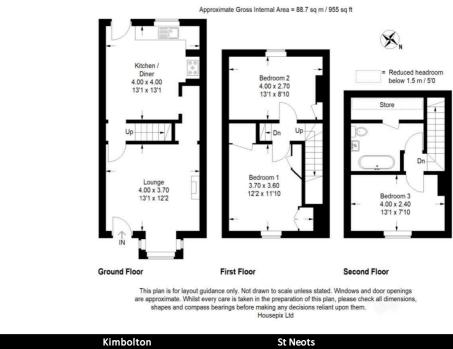
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Huntingdon	Kimbolton
60 High Street	24 High Street
Huntingdon	Kimbolton
01480 414800	01480 860400

ation whats never in relation to this

Bedroom 2 4.00 x 2.70 13'1 x 8'10 below 1.5 m / 5'0 - Dr Lounge 4.00 x 3.70 13'1 x 12'2 3.70 x 3.60 12'2 x 11'10 4.00 x 2.40 13'1 x 7'10 Ground Floor First Floo Second Floo 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 dimension shapes and compass bearings before making any decisions reliant upon them. enix Lto Kimbolton Mayfair Office St Neots 24 High Street 32 Market Square **Cashel House**

01480 414800 01480 860400 01480 406400 0870 1127099 Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or

St.Neots

Kimbolton

mate Gross Internal Area = 88.7 sq m / 955 sq ft X Diner 4.00 x 4.00 13'1 x 13'1

Ermine St. Huntingdon, PE29 3EX

Second Floor

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Tenure

Freehold Council Tax Band - C

Ermine St. Huntingdon, PE29 3EX

32 Market Square St.Neots

01480 406400

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