



Ferrars Court, Huntingdon PE29 3BU

£290,000



- Exceptional Town House
- Three Bedrooms
- Re-Fitted Kitchen/Breakfast Room
- Two Reception Rooms
- Re-Fitted Jack & Jill Bathroom And Shower Room
- Re-Furbished And Modernised
- New Central Heating Boiler And Radiators
- Designated Parking And Enclosed Garden
- Town Centre Location And A Short Walk To Station
- No Forward Chain
- Ideal First Time Buy Or Investment Purchase

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	77	
(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	

**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  
103.8 sq m / 1117 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. (ID1142209)  
Housepix Ltd



### Storm Porch Over

Timber glazed door to

### Entrance Hall

Window to front aspect, coving to ceiling, radiator, stairs to first floor, storage cupboard, laminate flooring (to be fitted), double doors to

### Dining Room

10' 5" x 10' 4" (3.17m x 3.15m)

Double glazed window to front aspect, coving to ceiling, radiator, laminate flooring, arch way through to

### Kitchen/Breakfast Room

15' 11" x 10' 8" (4.85m x 3.25m)

Double glazed window to rear aspect, coving to ceiling, recessed down lighters, fitted in a comprehensive range of base, drawer and wall mounted units with complementing work surfaces and tiling, one and a half bowl single drainer sink unit with mixer tap, cupboard housing wall mounted gas central heating boiler, integrated oven and hob with cooker hood over, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, understairs storage cupboard, laminate flooring, radiator.

### First Floor Landing

Coving to ceiling, radiator, stairs to second floor.

### Living Room

15' 11" x 10' 8" (4.85m x 3.25m)

Double glazed box bay window to rear aspect, coving to ceiling, recessed down lighters, radiator, central feature fireplace.

### Bedroom 3

9' 9" x 7' 2" (2.97m x 2.18m)

Double glazed window to front aspect, coving to ceiling, radiator, built in wardrobe space.

### Shower Room

Re-fitted in a three piece suite comprising shower cubicle, wash hand basin, low level WC, complementing tiling, heated towel rail, recessed downlighters, coving to ceiling, tiled flooring.

### Second Floor Landing

Coving to ceiling, access to

### Bedroom 1

15' 10" x 11' 3" (4.83m x 3.43m)

Two double glazed windows to rear aspect, coving to ceiling, radiator.

### Jack & Jill Bathroom

Re-fitted in a three piece suite comprising low level WC, vanity wash hand basin, panel bath with mixer tap shower over with drench style head and hand held attachment, complementing tiling, wall mounted cabinet with mirror and down lighters, chrome heated towel rail, coving to ceiling, extractor fan, tiled flooring.

### Bedroom 2

10' 4" x 9' 7" (3.15m x 2.92m)

Window to front aspect, coving to ceiling, radiator, double wardrobe, access to loft space, door to Jack & Jill Bathroom.

### Outside

To the front there is parking space for one vehicle, gated access to the rear and outside lighting. To the rear there is a courtyard garden with seating area, gated access to the rear, outside tap, lighting and fully enclosed.

### Tenure

Freehold

Service Charge - £225.00 per quarter

Council Tax Band - D



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

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 representation whatsoever in relation to this property.