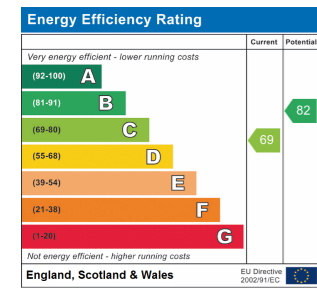




9 Florida Avenue, Hartford PE29 1PY

£254,995

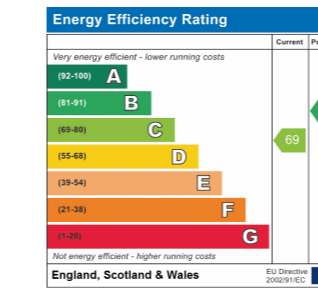
- Generously Proportioned Detached Home
- Two Double Bedrooms
- Living/Dining Room
- Recently Improved and Updated
- Westerly Facing Rear Garden
- Ideal First Time Buy
- Conveniently Located For Local Amenities and Schools
- Complete Onward Chain



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UPVC Double Glazed Door To

Entrance Hall

Stairs to first floor, cloaks cupboard, radiator.

Living Room/Dining Room

11' 8" x 17' 11" (3.55m x 5.46m)

Double glazed window to rear, radiator, recessed down lighters, UPVC double glazed door to rear garden.

Kitchen

15' 4" x 12' 8" (4.67m x 3.87m)

Double glazed window to front, recently re-fitted in a range of base and wall mounted units, drawer units, complementary work surfaces, sink and drainer, tiled surrounds, space and plumbing for washing machine, integrated electric oven and induction hob with extractor hood over, wall mounted gas boiler, tiled flooring, radiator.

First Floor Landing

Double glazed window to side, access to loft space, radiator.

Bedroom 1

12' 0" x 15' 10" (3.65m x 4.82m)

Double glazed window to rear, two built in double wardrobes, radiator.

Bedroom 2

11' 7" x 12' 3" (3.52m x 3.74m)

Double glazed window to front, built in wardrobe, radiator.

Family Bathroom

8' 11" x 5' 11" (2.71m x 1.81m)

Double glazed window to front, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, tiled surrounds, heated towel rail, recessed downlighters.

Outside

To the front of the property there is an ample driveway providing off road parking for two to three vehicles. The front garden is laid to lawn. Gated access leads to the generous and westerly facing rear garden which is laid to lawn.

Tenure

Freehold

Council Tax Band - C

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Tenure

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Approximate Gross Internal Area = 93.6 sq m / 1008 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. (ID972343)
Housepix Ltd

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01480 860400

St Neots
32 Market Square
St. Neots
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