



Clare Road, Hartford PE29 1QB

Guide Price £300,000

- GUIDE PRICE BETWEEN £300,000 AND £325,000
- Fabulous Refurbishment Opportunity
- Three Bedroom Extended Accommodation
- Generous Open Plan Living Space
- Garaging With Electric Door
- Private Driveway With Plenty Of Parking Provision
- Desirable Estate Location
- No Chain And Immediate Vacation Possession Is Being Offered

**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

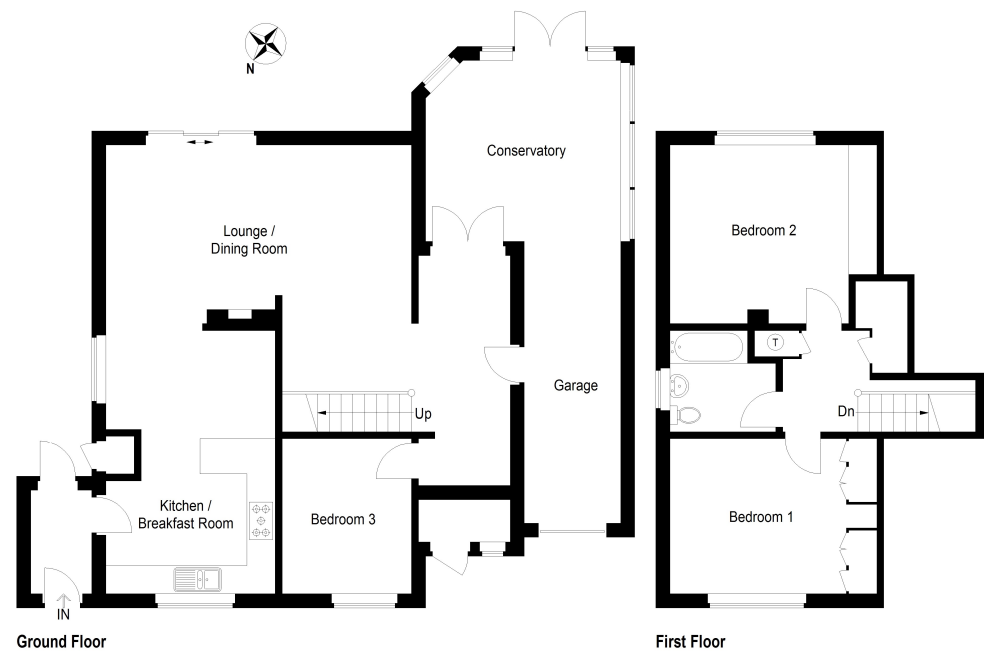
Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

Huntingdon 01480 414800

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

huntingdon@peterlane.co.uk

Approximate Gross Internal Area (Including Garage)
156.8 sq m / 1688 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings re approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them. (ID1094158)
Housepix Ltd

Peter
Lane &
PARTNERS
EST 1990



UPVC Glazed Door And Side Panel To

Entrance Porch

4' 6" x 2' 4" (1.37m x 0.71m)

Internal UPVC door to

Reception Area

Stairs to first floor, double panel radiator, open plan access to

Living Space

Understairs recess, laminate flooring, inner door to

Study/Bedroom

11' 2" x 9' 1" (3.40m x 2.77m)

UPVC window to front aspect, double panel radiator, coving to ceiling.

Sitting Room

21' 6" x 20' 4" (6.55m x 6.20m)

A light open plan contemporary space with UPVC double glazed sliding patio doors to garden terrace, TV point, telephone point, coving to ceiling, central feature fireplace with moulded timber surround and inset wood burner.

Kitchen/Dining Room

18' 8" x 12' 3" (5.69m x 3.73m)

A pleasant spacious and open plan space with UPVC windows to front and side aspects, double panel radiator, fitted in a range of base and wall mounted units with work surfaces and tiling, integrated automatic dishwasher, single drainer ceramic sink unit with mixer tap, space for cooking range with bridging unit and extractor fitted above, drawer units, extensive tiling, UPVC door to side **Entrance Porch**, laminate flooring.

Utility Room

Of timber construction with doors to front and rear aspects, appliance spaces.

Garaging

18' 10" x 9' 2" (5.74m x 2.79m)

Incorporating **Workshop**. Up and over electrically operated roller door.

Garden Room/Workshop

14' 5" x 13' 1" (4.39m x 3.99m)

UPVC door to garden aspect, double poly carbonate roofing, power, lighting, internal UPVC doors from **Reception Area**, stairs to first floor, laminate flooring.

First Floor Landing

Access to loft space, vinyl floor covering.

Bedroom 1

14' 3" x 11' 1" (4.34m x 3.38m)

UPVC window to front aspect, extensive furniture incorporating wardrobe range with drawer units and display shelving, textured ceiling.

Bedroom 2

13' 1" x 12' 9" (3.99m x 3.89m)

UPVC window to rear aspect, wardrobe range with hanging and shelving, radiator, eaves storage.

Family Bathroom

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin, panel bath, UPVC window to rear aspect, airing cupboard housing hot water cylinder and shelving.

Outside

There is an extensive front garden (currently unprepared) with brick paviour driveway giving parking provision for several vehicles on the brick paviour driveway accessing the garaging as described. The garden is enclosed by mature Beech hedging. The rear garden is landscaped with an extensive raised timber decked seating area, timber outbuilding, shaped lawns, ornamental trees, paved seating area, is relatively private and enclosed by mature screening.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

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.