



Alder Drive, Huntingdon PE29 7WJ

Guide Price £245,000

- Modern Terraced Home
- Two Bedrooms
- Re-Fitted Kitchen And Bathroom Suite
- Two Car Driveway
- Private Rear Garden
- Convenient Town Centre Location
- Ideal First Time Buy Or Buy To Let Opportunity
- No Forward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		91
B (81-91)		
C (69-80)		
D (55-68)	67	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Peter Lane & PARTNERS
Est. 1990

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Glazed Panel Door To

Entrance Porch

3' 6" x 3' 0" (1.07m x 0.91m)
Ceramic tiled flooring, internal door to

Sitting Room

16' 5" x 12' 6" (5.00m x 3.81m)
Laminate flooring, TV point, telephone point, central feature fireplace with inset Living Flame coal effect gas fire, UPVC window to front aspect, stairs to first floor, central heating thermostat, understairs recess.

Kitchen/Breakfast Room

12' 6" x 9' 5" (3.81m x 2.87m)
UPVC window and UPVC French doors to garden, ceramic tiled flooring, double panel radiator, understairs storage cupboard, re-fitted in a range of base and wall mounted units with work surfaces and tiling, integral electric oven and ceramic hob with suspended extractor fitted above, single drainer stainless steel sink unit with mixer tap, extractor, appliance spaces.

First Floor Landing

Access to insulated loft space, coving to ceiling.

Bedroom 1

12' 8" x 9' 6" (3.86m x 2.90m)
UPVC window to rear aspect, radiator, coving to ceiling.

Bedroom 2

12' 8" x 8' 10" (3.86m x 2.69m)
Two UPVC windows to front aspect, single panel radiator, coving to ceiling.

Family Bathroom

6' 5" x 6' 2" (1.96m x 1.88m)
Fitted in a three piece white suite comprising low level WC, panel bath with hand mixer shower, vanity wash hand basin with mixer tap, full ceramic tiling, ceramic tiled flooring, extractor.

Outside

To the front is a driveway sufficient for two to three vehicles with a pleasant area of landscaped garden with a circular paved feature and Astro grass. The rear garden is neatly arranged with a covered terrace, hard landscaped with a brick paviour pathway and further areas of paving, an area of Astro lawn and enclosed by a combination of panel fencing with gated access to the rear.

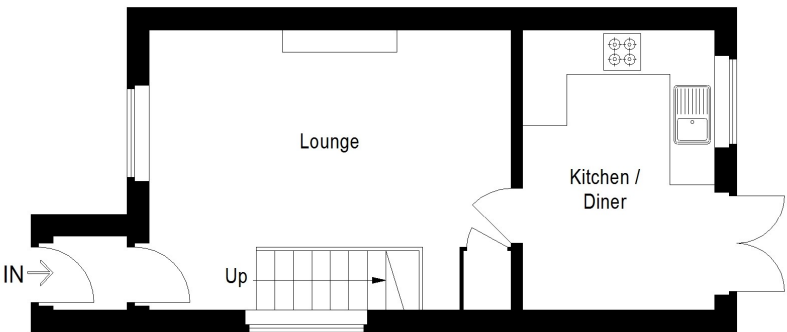
Buyers Information

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.

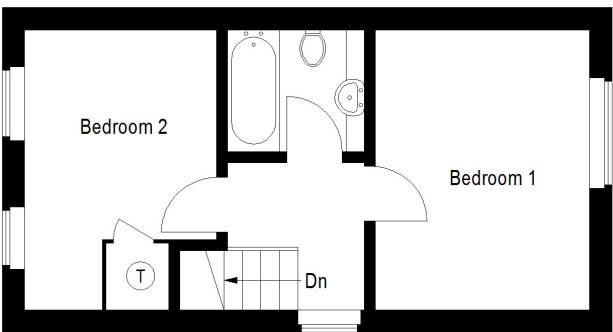
Tenure

Freehold
Council Tax Band - B

Approximate Gross Internal Area
59.9 sq m / 645 sq ft



Ground Floor



First Floor

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. (ID1202464)
Housepix Ltd



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