



11 Ashton Gardens, Huntingdon PE29 7HG

£195,000

- Perfect First Time Purchase Or Buy To Let
- Two Bedrooms
- Good Sized Living Room
- Kitchen/Dining Room
- Enclosed Rear Garden
- Garage En Bloc
- Short Walk To Town Centre And Train Station
- No Forward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		88
C (69-80)		
D (55-68)	64	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Huntingdon 01480 414800

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

huntingdon@peterlane.co.uk

UPVC DOUBLE GLAZED DOOR TO

ENTRANCE PORCH

Double glazed window to side, wall mounted consumer unit.

LOUNGE

12' 4" x 11' 6" (3.76m x 3.51m)
Double glazed window to front, radiator, laminate flooring, stairs to first floor.

KITCHEN/DINING ROOM

11' 7" x 10' 7" (3.53m x 3.23m)
Double glazed window to rear aspect, UPVC double glazed door to rear, fitted in a range of base and wall mounted units, drawer units, complementary work surfaces, stainless steel sink and drainer with mixer tap, fitted electric oven and hob with cooker hood over, space and plumbing for washing machine, wall mounted gas boiler, understairs storage cupboard, radiator.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

12' 7" x 11' 6" (3.84m x 3.51m)
Double glazed window to front aspect, radiator.

BEDROOM 2

7' 4" x 6' 9" (2.24m x 2.06m)
Double glazed window to rear aspect, radiator.

FAMILY BATHROOM

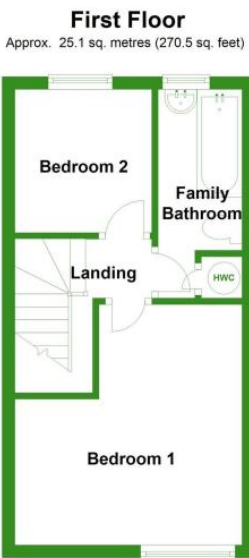
Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer shower attachment, tiled splash back, radiator.

OUTSIDE

The front garden is open plan and laid to lawn with pathway to front door. The rear garden is fence enclosed, mostly laid to lawn, seating area, rear gated access leading to garage en bloc.

TENURE

Freehold
Council Tax Band - B



Huntingdon 60 High Street Huntingdon 01480 414800	St Ives 10 The Pavement St Ives 01480 460800	Kimbolton 24 High Street Kimbolton 01480 860400	St Neots 32 Market Square St. Neots 01480 406400	Peterborough 5 Cross Street Peterborough 01733 209222	Bedford Office 66-68 St. Loyes St Bedford 01234 327744	Mayfair Office Cashel House 15 Thayer St, London 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 representation whatsoever in relation to this property.