

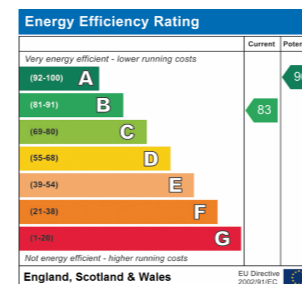


11 Meadow Gardens PE29 1DB

£280,000



- Modern Town House
- Immaculately Presented
- Cloak Room and Utility Room
- En-suite and Family Bathroom
- Enclosed Rear Garden
- Two Dedicated Parking Spaces
- Walking Distance Of Local Shops and Schools
- No Onward Chain



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## Meadow Gardens, Huntingdon, PE29 1DB

Approximate Gross Internal Area = 91.1 sq m / 981 sq ft



Ground Floor

First Floor

Second Floor

= Reduced headroom below 1.5 m / 5'0"

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. (ID953311)  
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## Composite Double Glazed Door To

### Entrance Hall

Stairs to first floor landing, Karndean flooring, wall mounted thermostat, radiator.

### Cloakroom

Double glazed window to front aspect, fitted in a two piece suite comprising low level WC, wash hand basin, radiator, Karndean flooring.

### Kitchen/Dining Room

21' 0" x 12' 2" maximum (6.40m x 3.71m)  
Fitted in a range of base, wall and drawer mounted units with complementary work surfaces and matching upstands, tiled surrounds, stainless steel sink and drainer with mixer tap, fitted electric oven and gas hob with cooker hood over, space and plumbing for dishwasher, Karndean flooring, radiator, under stairs storage cupboard, double glazed French doors to decking.

### Utility Room

5' 7" x 4' 6" (1.70m x 1.37m)  
Double glazed window to front aspect, space and plumbing for washing machine, space for fridge freezer, sink unit, wall mounted boiler, Karndean flooring.

### First Floor Landing

Access to

### Living Room

12' 2" x 11' 10" (3.71m x 3.61m)  
Two double glazed windows to front, two radiators.

### Bedroom 1

12'2 x 8'10 (3.7m x 2.7m)  
Double glazed window to rear, radiator, double wardrobe with mirrored sliding doors.

## En Suite Shower Room

Fitted in a three piece suite comprising low level WC, wash hand basin, double shower cubicle, tiled surrounds, radiator.

## Second Floor Landing

Access to

### Bedroom 2

13' 2" x 12' 1" (4.01m x 3.68m)  
Double glazed window to front, wardrobes, cupboard housing hot water cylinder, radiator.

### Bedroom 3

10' 2" x 5' 6" (3.10m x 1.68m)  
Sky light window with fitted blind, radiator, access to loft space, sloping ceiling.

## Family Bathroom

Sky light window, fitted in a white three piece suite comprising low level WC with concealed cistern, wash hand basin, panel bath with mixer shower attachment over, tiled surrounds, heated towel rail.

## Outside

To the front are cast iron railings with the garden being laid to stone chippings with outside light. There are two designated parking spaces. The rear garden has a decked seating/entertaining area, an area of lawn gated access to the rear, garden shed, outside tap, outside lighting and enclosed by panel fencing.

## Tenure

Freehold

Council Tax Band - B

Maintenance Charge - £77.50 bi-annually

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