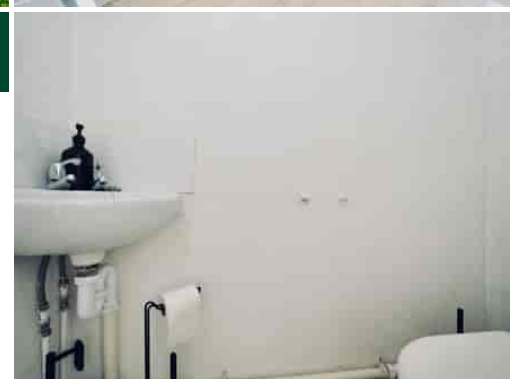




Thongsley, Huntingdon PE29 1NX

Guide Price £215,000

- Popular Estate Location
- Three Bedrooms
- Gas Radiator Central Heating
- Enclosed Garden
- On Street Parking Close By
- No Forward Chain

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (92+)                                     |         |           |
| B (81-91)                                   |         | 85        |
| C (69-80)                                   | 71      |           |
| D (55-68)                                   |         |           |
| 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 Front Door To

Entrance Hall

8' 11" x 6' 1" (2.72m x 1.85m)

Stairs to first floor, single panel radiator, Coving to ceiling, UPVC window to front aspect, vinyl floor covering.

Cloakroom

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling, vinyl floor covering, coving to ceiling, extractor.

Sitting Room

19' 4" x 11' 4" (5.89m x 3.45m)

A light double aspect room with UPVC window to front aspect and sliding double glazed patio doors to garden terrace to the rear, laminate flooring, TV point, telephone point, coving to ceiling, wall panelling.

Kitchen/Breakfast Room

12' 10" x 10' 6" (3.91m x 3.20m)

UPVC door and windows to rear aspect, vinyl floor covering, fitted in a range of base and wall mounted cupboards with complementing work surfaces and tiling, drawer units and pan drawers, appliance spaces, coving to ceiling, understairs storage cupboard and additional storage cupboard.

First Floor Landing

Access to loft space.

Bedroom 1

11' 2" x 10' 10" (3.40m x 3.30m)

UPVC window to front aspect, decorative wall panelling, coving to ceiling, over-stairs cupboard.

Bedroom 2

12' 5" x 8' 9" (3.78m x 2.67m)

Radiator, UPVC window to front aspect, coving to ceiling, wardrobe recess.

Bedroom 3

11' 2" maximum x 7' 3" (3.40m x 2.21m)

Cupboard housing gas fired central heating boiler (fitted in 2019) serving hot water cylinder and shelving, single panel radiator, UPVC window to garden aspect, coving to ceiling.

Separate WC

Fitted with low level WC, vinyl floor covering, extensive tiling, UPVC window to rear aspect.

Family Bathroom

Fitted in a two piece white suite comprising pedestal wash hand basin, panel bath with independent shower unit fitted over, extensive tiling, Vinyl floor covering, radiator, UPVC window to rear aspect.

Outside

The front garden is enclosed by low wooden fencing fronting a pleasant area of green. The rear garden is pleasantly arranged with a raised terrace, an area of lawn and enclosed by a combination of panel fencing with timber shed and gated access to the rear.

Tenure

Freehold

Council Tax Band - A

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