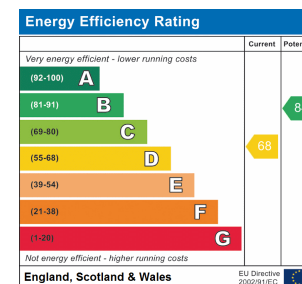


22 Norfolk Road, Wyton PE28 2EF

Guide Price £240,000

- Improved And Extended Two Bedroom Home
- Popular Estate Development
- Downstairs Cloakroom
- Fitted Kitchen
- Mature 60' Garden
- Parking Close By
- No Forward Chain



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

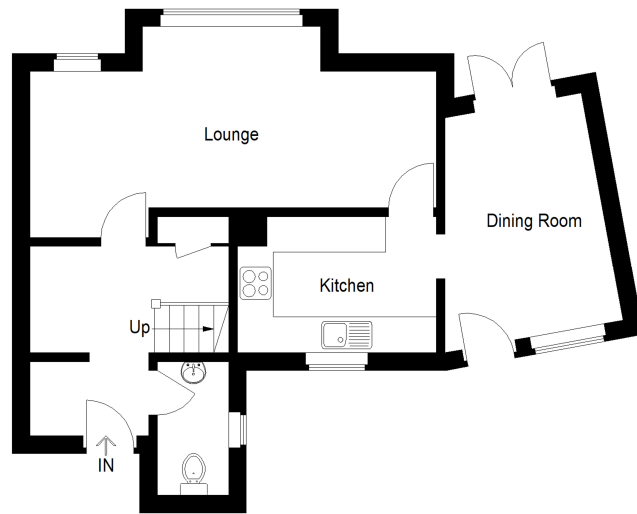
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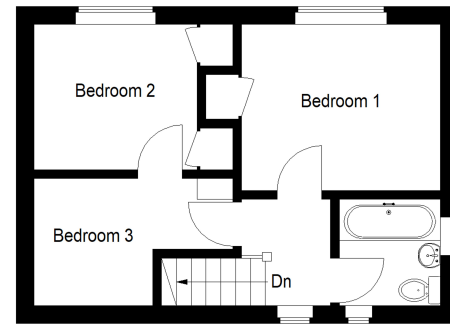
huntingdon@peterlane.co.uk

Norfolk Road, Wyton Huntingdon, PE28 2EF

Approximate Gross Internal Area = 84.9 sq m / 914 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. (ID922816)
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UPVC Double Glazed Front Door To

Entrance Porch

Leading to

Inner Hall

Under stairs storage cupboard, stairs to first floor, radiator with decorative cover, cupboard storage.

Cloakroom

Fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mixer tap and tiling, UPVC window to front aspect.

Living Room

22' 4" x 12' 2" (6.81m x 3.71m)

TV point, telephone point, UPVC window to garden aspect to the rear, radiator with decorative cover, laminate flooring.

Kitchen

10' 10" x 7' 3" (3.30m x 2.21m)

Fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiling, integral electric oven and gas hob with suspended extractor unit fitted above, single drainer sink unit with mixer tap, appliance spaces, UPVC window to front aspect, glazed internal door to **Living Room**, drawer units, space for fridge freezer, composite flooring.

Dining Room

12' 6" x 9' 2" (3.81m x 2.79m)

Radiator with decorative cover, UPVC window and door to front aspect and French doors accessing garden terrace to the rear, laminate flooring.

First Floor Landing

Access to insulated loft space, UPVC window to front aspect.

Bedroom 1

8' 10" x 7' 10" (2.69m x 2.39m)

Cupboard storage, airing cupboard housing gas fired central heating boiler and shelving.

Adjoining Dressing Room

11' 2" x 6' 11" (3.40m x 2.11m)

Laminate flooring and could easily be reinstated as one large bedroom.

Bedroom 2

10' 10" x 9' 2" (3.30m x 2.79m)

Double panel radiator, double wardrobe with hanging and shelving, UPVC window to rear aspect.

Family Bathroom

5' 11" x 5' 7" (1.80m x 1.70m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap hand shower, UPVC window to side aspect, contemporary tiling, double panel radiator, vinyl floor covering.

Outside

To the front there is communal parking available to the front. The rear garden measures approximately 60' in length with a paved terrace, pebbled borders and shaped lawns sub divided by trellis work, timber shed, outside tap and lighting. The garden is enclosed by a combination of panel fencing.

Tenure

Freehold

Maintenance Charge - £48.00 per month

Council Tax Band - A

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

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