



8 Great Northern Street, Huntingdon PE29 7HJ

£199,995

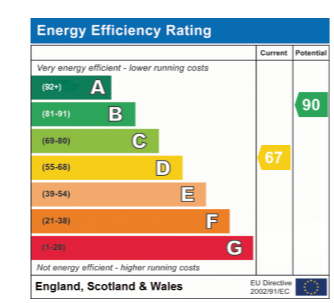
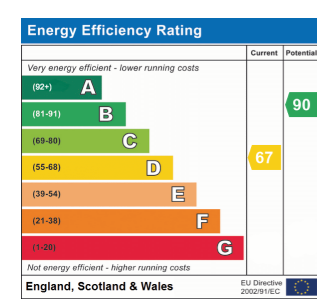
- Terraced Cottage
- Two Double Bedrooms
- First floor Bathroom
- Short Walk To Town Centre
- Walking Distance To Train Station
- Ideal First Time Buy Or Investment Purchase
- Enclosed Rear Garden
- Gas Central Heating
- Double Glazing
- No Forward Chain



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### Panel Door With Glazed Inserts To

### Living Room

14' 5" x 11' 6" (4.39m x 3.51m)

Double glazed window to front aspect, radiator, laminate flooring.

### Kitchen

14' 5" x 8' 2" (4.39m x 2.49m)

Double glazed window to rear aspect an UPVC double glazed door to rear, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiling, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, integrated electric cooker and gas hob with cooker hood over, stairs to first floor with glass balustrade, under stairs storage recess, tiled flooring.

### First Floor landing

Access to

### Bedroom 1

12' 10" x 10' 2" (3.91m x 3.10m)

Double glazed window to front aspect, radiator.

### Bedroom 2

9' 10" x 9' 10" (3.00m x 3.00m)

Double glazed window to rear aspect, radiator.

### Family Bathroom

11' 9" x 10' 6" (3.58m x 3.20m)

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer tap hand shower, complementing tiling, radiator, extractor fan, airing cupboard housing central heating boiler, recessed down lighters, tiled flooring.

### Outside

The rear garden has shared pedestrian access to number 7 & 8 and laid to lawn with outside tap and lighting. The rear garden is enclosed by panel fencing and brick walling.

### Tenure

Freehold

Council Tax Band - A

### Agents Notes

There is a flying freehold with 7 Great Northern Street.

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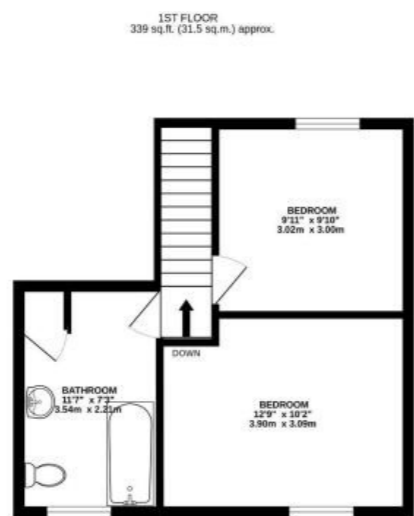
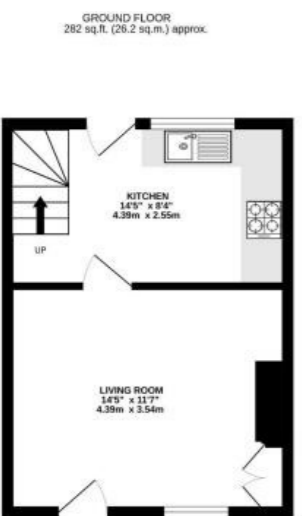
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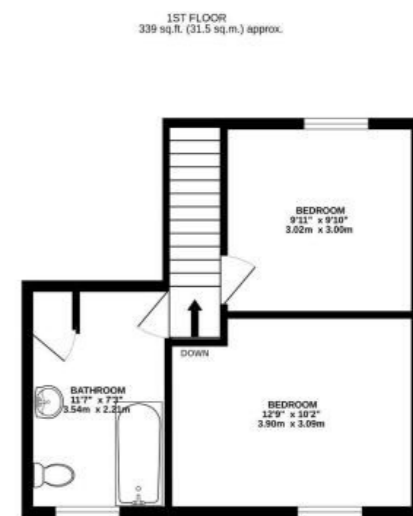
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TOTAL FLOOR AREA: 621 sq.ft. (57.7 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 02022



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| <b>Huntingdon</b><br>60 High Street<br>Huntingdon<br>01480 414800 | <b>Kimbolton</b><br>24 High Street<br>Kimbolton<br>01480 860400 | <b>St Neots</b><br>32 Market Square<br>St. Neots<br>01480 406400 | <b>Mayfair Office</b><br>Cashel House<br>15 Thayer St, London<br>0870 1127099 |
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