



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)		86
C (69-80)	73	
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

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