

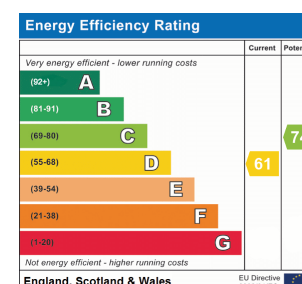


St Marys Street, Huntingdon PE29 3PE

Guide Price £335,000



- Charming Character Home
- Three Double Bedrooms Plus Study/Cot Room
- Re-Fitted Kitchen/Breakfast Room
- Three Generous Reception Rooms
- Many Character Elements And Features
- Mature And Private Gardens
- Timber Cabin
- Close To Railway And Bus Stations



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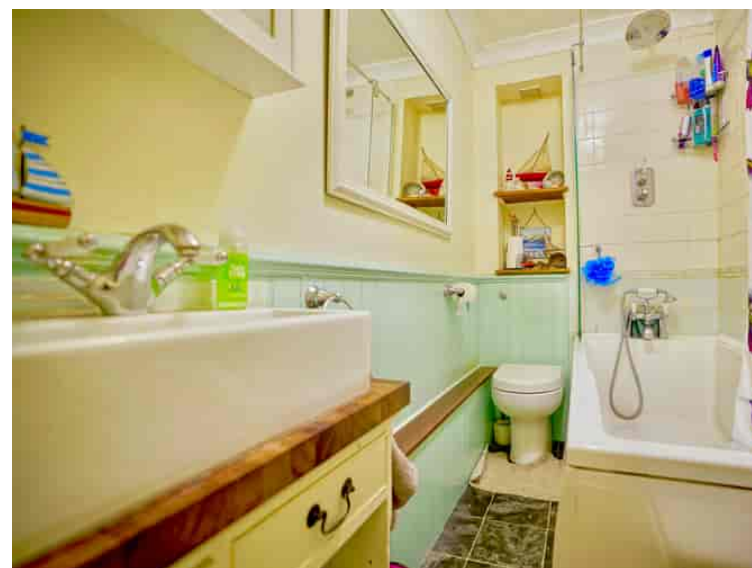




Ground Floor

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. (ID1045568)  
Housepix Ltd



### Integral Storm Canopy Over

Fan light panel door to

### Reception Hall

23' 4" x 6' 7" (7.11m x 2.01m)

2.46m ceiling height. Coats hanging area, stairs to first floor retaining original balustrade, coving to ceiling. composite flooring, steps down to **Cloakroom**, radiator with decorative cover.

### Sitting Room

15' 7" x 13' 10" (4.75m x 4.22m)

Bay window to front aspect, radiator with decorative cover, twin shelved display recesses with cabinet storage, central feature fireplace with moulded timber surround and natural stone hearth, TV point, telephone point, coving to ceiling, bespoke joinery creating fixed display shelving and cabinet storage.

### Cloakroom

7' 1" x 6' 5" (2.16m x 1.96m)

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, window to garden aspect, wall mounted gas fired central heating boiler serving hot water system and radiators, tongue and groove panel work to stairwell.

### Kitchen/Dining Area

23' 2" x 10' 6" (7.06m x 3.20m)

Fitted in a range of cream Shaker style base and wall mounted cabinets with complementing work surfaces and tiling, single drainer one and a half bowl enamel sink unit with mono bloc mixer tap, central dividing peninsular unit with Oak butchers block work surface, integral double electric oven and gas hob with bridging unit and extractor fitted above, integral wine rack, corner shelf display unit, appliance spaces, larder unit, central feature stripped Pine fireplace with inset original cooking range (decorative), cabinet storage, radiator with decorative cover, coving to ceiling, stable door to garden aspect, ceramic tiled flooring, Internal stable door to

### Conservatory/Garden Room

10' 8" x 9' 6" (3.25m x 2.90m)

Of Brick based UPVC double glazed construction with French doors to garden terrace to the rear, vaulted ceiling with reflective glass, composite floor covering.

### First Floor Galleried Landing

Retaining original balustrade, UPVC picture window to garden aspect, coving to ceiling, shelved airing cupboard.

### Bedroom 1

15' 10" x 12' 9" (4.83m x 3.89m)

UPVC bay window to front aspect, double panel radiator, central decorative fireplace with cast ornate fire basket, coving to ceiling, access to insulated loft space.

### Bedroom 2

12' 6" x 9' 3" (3.81m x 2.82m)

Additional access to loft space, coving to ceiling., radiator with decorative cover, UPVC window to front aspect. Bedroom adjoins Study/Dressing room.

### Study/Dressing Room

10' 6" x 9' 9" (3.20m x 2.97m)

Coving to ceiling, vaulted roof line, radiator with decorative cover, UPVC window to rear aspect, fixed display shelving.

### Bedroom 3

11' 3" x 9' 11" (3.43m x 3.02m)

UPVC window to rear aspect, radiator with decorative cover.

### Family Bathroom

10' 5" x 4' 4" (3.17m x 1.32m)

Fitted in a three piece white suite comprising low level WC with concealed cistern, panel bath with folding shower screen, independent shower unit over and hand mixer shower, vanity wash hand basin with integral vanity unit, drawer units and storage, tongue and groove panel work, picture rail, extensive tiling, shelved display recess, coving to ceiling.

### Outside

The front garden is enclosed by low retaining brick walling with a wrought iron gate, there's a gravel standing and ornamental shrubs and trees. There is a covered passageway positioned to the side with doors to the front and rear leading in to the rear garden. There is an extensive limestone chipped border and stocked rockery with ornamental pond, timber arbour leading onto an area of lawn and is stocked with a selection of evergreen and deciduous shrubs and borders. There is a timber shed and the garden is enclosed by a combination of brick walling and panel fencing. There is a **Log Cabin** measuring 15' 6" x 8' 8" (4.72m x 2.64m) with lighting and double doors to a further paved seating area. Residents permit parking is available close by.

### Tenure

Freehold

Council Tax Band - C