



Martin Luther King Close, Huntingdon PE29 1PF

£100,000

- Well Presented Modern Terraced Property
- Two Double Bedrooms
- Modern Bathroom
- Spacious Lounge
- Enclosed Garden
- Conveniently Located For Local Amenities
- Ideal First Time Purchase
- 50% Shared Ownership

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 80 | 80 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Solid Door

Glazed insert to

Entrance Hall

17' 3" x 6' 10" maximum (5.26m x 2.08m)

Understairs storage cupboard, radiator, stairs to first floor.

Study

10' 10" x 6' 2" (3.30m x 1.88m)

Double glazed window to rear aspect, radiator, door to

Work Room

9' 2" x 5' 6" (2.79m x 1.68m)

Sliding patio doors to rear aspect, internal door to

Garage

16' 7" x 9' 6" (5.05m x 2.90m)

Up and over door.

First Floor Landing

Access to loft space.

Lounge

12' 7" x 11' 7" (3.84m x 3.53m)

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

Kitchen/Breakfast Room

12' 5" x 9' 9" (3.78m x 2.97m)

Double glazed window to rear aspect, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces and tiling, stainless steel single drainer sink unit, spaces and plumbing for dishwasher and washing machine, space for fridge freezer, integrated electric oven with electric hob and cooker hood over, radiator.

Bedroom 1

12' 11" x 9' 9" (3.94m x 2.97m)

Double glazed window to front aspect, coving to ceiling, radiator, laminate floor, built in wardrobe with hanging rail, fitted wardrobe with mirrored doors, shelving and storage.

Bedroom 2

9' 9" x 7' 11" (2.97m x 2.41m)

Double glazed window to rear aspect.

Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with mixer shower attachment over, radiator, bespoke shelving, wall mounted demisting mirror, feature lighting.

Outside

The rear garden is laid to Astro Turf and enclosed by panel fencing.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

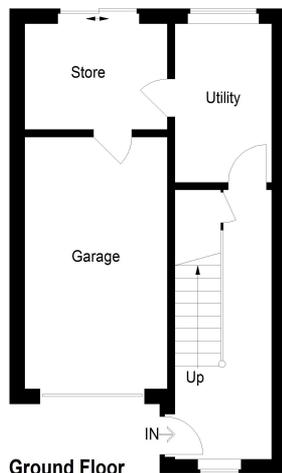
Tenure

Freehold

Council Tax Band - B

The property is 50% Shared Equity with the monthly service charge of £456.32

Approximate Gross Internal Area (Including Garage)
97.6 sq m / 1051 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings re approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them. (ID1277282)

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