

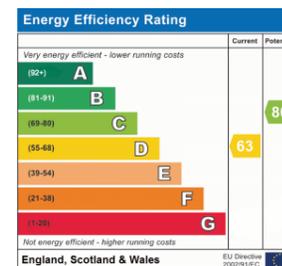


Castle Hill, Huntingdon PE29 3AS

Guide Price £345,000



- Charming Semi Detached Character Home
- Three Bedrooms And Two Reception Rooms
- Private Gardens And Two Car Driveway
- Garaging And Adjoining Workshop
- Desirable Edge of Town Position
- Convenient Access To Bus And Railway Stations
- Immediate Vacant Possession
- 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

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Approximate Gross Internal Area = 105.9 sq m / 1140 sq ft
Garage = 23.3 sq m / 251 sq ft
Total = 129.2 sq m / 1391 sq ft



Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

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. (ID1278073)
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Integral Arch Recessed Storm Canopy To

UPVC double glazed front door to

Entrance Hall

15' 7" x 7' 1" (4.75m x 2.16m)

UPVC window to side aspect, stairs to first floor, parquet flooring, double panel radiator, display sill, understairs storage cupboard, glazed internal door to **Kitchen**, coving to ceiling.

Cloakroom

Fitted in a two piece white suite comprising low level WC, parquet flooring, UPVC window to side aspect.

Sitting Room

16' 5" x 13' 1" (5.00m x 3.99m)

UPVC bay window to front aspect, exposed timber flooring, TV point, telephone point, central decorative tiled fully functional fireplace, picture rail, corning to ceiling.

Dining Room

13' 7" x 11' 3" (4.14m x 3.43m)

UPVC French doors to garden terrace and two UPVC windows to the rear, timber flooring, double panel radiator, shelved display recess, decorative corning, picture rail.

Kitchen

9' 9" x 8' 11" (2.97m x 2.72m)

Fitted in a range of base and wall mounted units with work surfaces and re-tiled surrounds, single drainer stainless steel sink unit with mixer tap, appliance spaces, fixed display shelving, double panel radiator, laminate flooring, fridge freezer, drawer units, electric and gas cooker points with bridging unit and extractor fitted above, concealed gas fired central heating boiler serving hot water system and radiators, glazed door to rear aspect.

First Floor Galleried Landing

11' 6" x 8' 11" (3.51m x 2.72m)

UPVC window to side aspect, coving to ceiling, access to insulated loft space, single panel radiator, airing cupboard housing hot water cylinder and shelving.

Bedroom 1

16' 5" x 11' 3" (5.00m x 3.43m)

UPVC bay window to front aspect, central cast decorative fireplace, double panel radiator, picture rail, coving to ceiling.

Bedroom 2

13' 1" x 11' 1" (3.99m x 3.38m)

UPVC window to garden aspect, picture rail, coving to ceiling, central decorative tiled fireplace, cupboard storage, single panel radiator.

Bedroom 3

8' 10" x 6' 8" (2.69m x 2.03m)

UPVC window to front aspect, single panel radiator, coving to ceiling.

Family Bathroom

9' 0" x 8' 2" (2.74m x 2.49m)

Fitted in a four piece range of white sanitaryware comprising panel bath with re-tiled surrounds, oversized screened shower enclosure with independent shower unit fitted over, low level WC, pedestal wash hand basin with tiling, double panel radiator, UPVC window to garden aspect, vinyl floor covering.

Outside

The property stands in mature and private gardens with an extensive gravelled frontage edged in brick paving giving provision for two large vehicles accessing the **Detached Oversized Single Garage** with single up and over door, power and lighting, UPVC door to side, sub-divided to incorporate a **Workshop/Utility Room** measuring 10' 8" x 8' 8" (3.25m x 2.64m) with single drainer sink unit, window to rear aspect, outside lighting. The frontage is stocked with box hedging and ornamental shrubs, enclosed by a combination of brick pillars and picket fencing.

The rear garden is mature and private with an extensive paved terrace, shrub borders, ornamental trees and rose beds. The garden is sub-divided with timber arbours and trellis work, notable trees extending to the rear boundary and brick edged planters. The garden is enclosed by hedgerow boundaries and offers a good degree of privacy.

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 -



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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