



Main Street, Hartford PE29 1XU

Guide Price £280,000

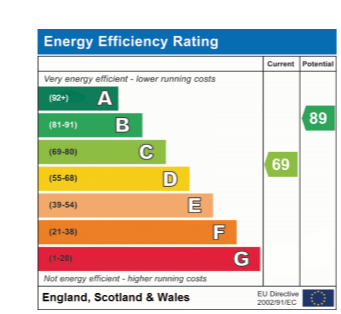
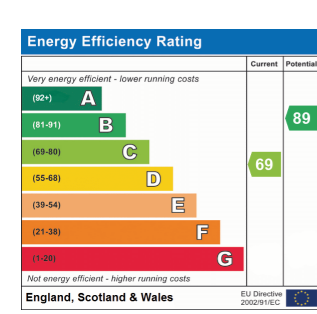
- Charming Character Cottage
- Two Bedrooms
- Re-Fitted Kitchen And Bathroom Suite
- Enclosed Rear Garden
- Driveway And Garaging
- Positioned Within Hartford Conservation Area
- Ideal First Time Buy Or Investment Opportunity



Main Street, Hartford PE29 1XU

Guide Price £280,000

- Charming Character Cottage
- Two Bedrooms
- Re-Fitted Kitchen And Bathroom Suite
- Enclosed Rear Garden
- Driveway And Garaging
- Positioned Within Hartford Conservation Area
- Ideal First Time Buy Or Investment Opportunity



Glazed Composite Panel Door To

Entrance Hall/Utility Area

7' 0" x 4' 6" (2.13m x 1.37m)

Appliance spaces, wall mounted gas fired central heating boiler serving hot water system and radiators, UPVC window to rear aspect, coats hanging area, ceramic tiled flooring, glazed internal door accesses

Kitchen

10' 6" x 9' 11" (3.20m x 3.02m)

Fitted in a range of cream Shaker style base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, electric cooker point, skirting level convector heater, single drainer stainless steel sink unit with mixer tap, double panel radiator, stairs to first floor, breakfast bar, drawer units, recessed lighting, ceramic tiled flooring.

Family Bathroom

7' 4" x 5' 7" (2.24m x 1.70m)

Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath with folding screen and hand mixer shower, full ceramic tiling with glass contour border tiles, double panel radiator, extractor, recessed lighting, double panel radiator, ceramic tiled flooring.

Sitting Room

10' 7" x 10' 0" (3.23m x 3.05m)

Part open plan to **Kitchen**. Double panel radiator, twin UPVC windows to front aspect, TV point, telephone point, central heating thermostat.

First Floor Landing

Tongue and groove panel work, access to loft space, inner door to

Bedroom 2

9' 11" x 8' 2" (3.02m x 2.49m)

Double panel radiator, TV point, UPVC window to garden aspect, over-stairs storage cupboard with shelving.

Bedroom 1

10' 6" x 9' 10" (3.20m x 3.00m)

Double panel radiator, UPVC window to front aspect.

Garage

14' 8" x 8' 0" (4.47m x 2.44m)

Leaded light windows to garden aspect, double timber doors tot he front, eaves storage space, power and lighting.

Outside

There is an extensive gravel driveway giving provision for two large vehicles. The rear garden has a pleasant paved seating area and shaped lawns enclosed by low retaining brick walling. The garden is enclosed by a combination of brick walling and offers a good degree of privacy with double gates leading to the front.

Tenure

Freehold

Council Tax Band - A

Glazed Composite Panel Door To

Entrance Hall/Utility Area

7' 0" x 4' 6" (2.13m x 1.37m)

Appliance spaces, wall mounted gas fired central heating boiler serving hot water system and radiators, UPVC window to rear aspect, coats hanging area, ceramic tiled flooring, glazed internal door accesses

Kitchen

10' 6" x 9' 11" (3.20m x 3.02m)

Fitted in a range of cream Shaker style base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, electric cooker point, skirting level convector heater, single drainer stainless steel sink unit with mixer tap, double panel radiator, stairs to first floor, breakfast bar, drawer units, recessed lighting, ceramic tiled flooring.

Family Bathroom

7' 4" x 5' 7" (2.24m x 1.70m)

Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath with folding screen and hand mixer shower, full ceramic tiling with glass contour border tiles, double panel radiator, extractor, recessed lighting, double panel radiator, ceramic tiled flooring.

Sitting Room

10' 7" x 10' 0" (3.23m x 3.05m)

Part open plan to **Kitchen**. Double panel radiator, twin UPVC windows to front aspect, TV point, telephone point, central heating thermostat.

First Floor Landing

Tongue and groove panel work, access to loft space, inner door to

Bedroom 2

9' 11" x 8' 2" (3.02m x 2.49m)

Double panel radiator, TV point, UPVC window to garden aspect, over-stairs storage cupboard with shelving.

Bedroom 1

10' 6" x 9' 10" (3.20m x 3.00m)

Double panel radiator, UPVC window to front aspect.

Garage

14' 8" x 8' 0" (4.47m x 2.44m)

Leaded light windows to garden aspect, double timber doors tot he front, eaves storage space, power and lighting.

Outside

There is an extensive gravel driveway giving provision for two large vehicles. The rear garden has a pleasant paved seating area and shaped lawns enclosed by low retaining brick walling. The garden is enclosed by a combination of brick walling and offers a good degree of privacy with double gates leading to the front.

Tenure

Freehold

Council Tax Band - A



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. (ID1180816) Housepix Ltd



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
---	---	--	---

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.



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. (ID1180816) Housepix Ltd



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
---	---	--	---

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.