



Sycamore Drive, Huntingdon PE29 7JB

£200,000

- In Need Of Modernisation And Updating
- Two Double Bedrooms
- Front And Rear Gardens
- Garage
- Ideal First Time Purchase
- Overlooking Green Area
- Popular Estate Location
- No Forward Chain

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| 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

Panel Door
Glazed inserts to

Entrance Hall
Stairs to first floor, radiator, storage cupboard housing gas meter, cupboard housing electric meter, fuse box, coats hanging area.

Living/Dining Room
16' 4" x 10' 7" (4.98m x 3.23m)
A double aspect room with double glazed windows to front and rear aspects, understairs storage recess, two radiators, coving to ceiling.

Kitchen
13' 4" x 8' 7" (4.06m x 2.62m)
Double glazed window and UPVC double glazed door to rear aspect, fitted in a range of base and wall mounted units with complementing work surfaces and tiling, drawer units, stainless steel single drainer sink unit, space and plumbing for washing machine, radiator.

First Floor Landing
Double glazed window to front aspect, shelved storage cupboard.

Bedroom 1
13' 3" x 8' 4" (4.04m x 2.54m)
Double glazed window to rear aspect, radiator, double built-in wardrobe.

Bedroom 2
11' 7" x 8' 4" (3.53m x 2.54m)
Double glazed window to rear aspect, radiator, storage cupboard.

Cloakroom
Double glazed window to front aspect, fitted with low level WC, radiator.

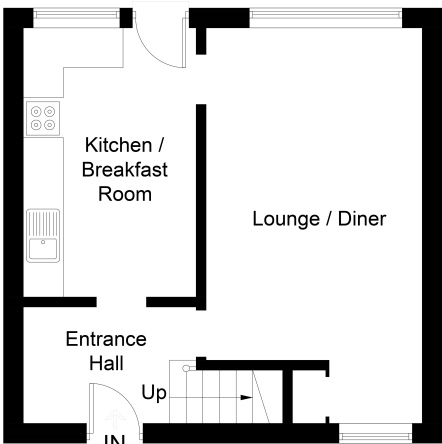
Family Bathroom
Double glazed window to front aspect, fitted in a two piece suite comprising wash hand basin, panel bath, radiator.

Outside
The front garden has a pathway to the front door. The rear garden is laid to lawn with patio seating area, brick built store, **Single Garage** with up and over door, side gated access and fully enclosed.

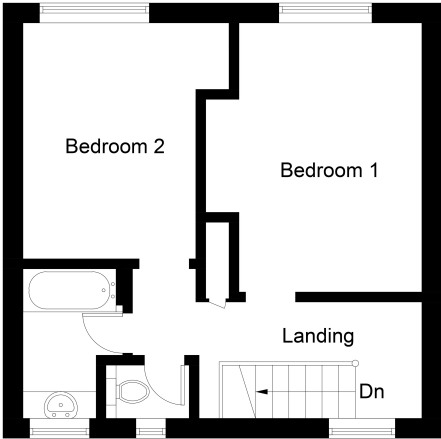
Buyers Information
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all 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 - A

Approximate Gross Internal Area = 71.6 sq m / 771 sq ft



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. (ID1264807)
Housepix Ltd



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|---|--|---|--|---|--|---|
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