



The Green, Houghton PE28 2AX

£295,000

- Charming Detached Character Home
- Re-Decorated And Re-Carpeted Throughout
- Small Enclosed Courtyard
- Hugely Desirable Village Location
- Ideal First Time Buy, Retirement Purchase Or Buy To Let Opportunity
- No Forward Chain And Immediate Vacant Possession

**Peter
Lane**
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—EST 1990—

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Kimbolton
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Kimbolton
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01480 406400

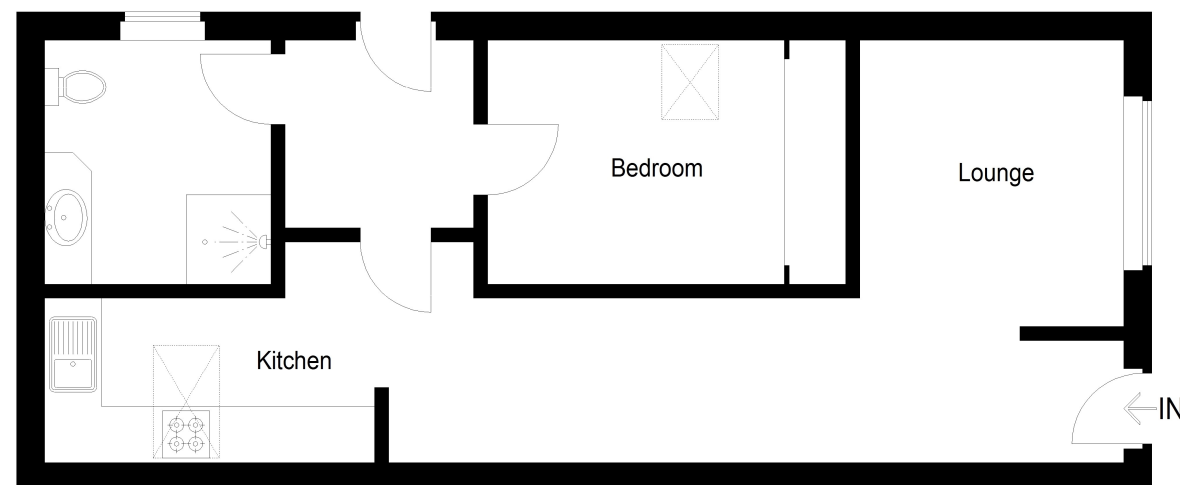
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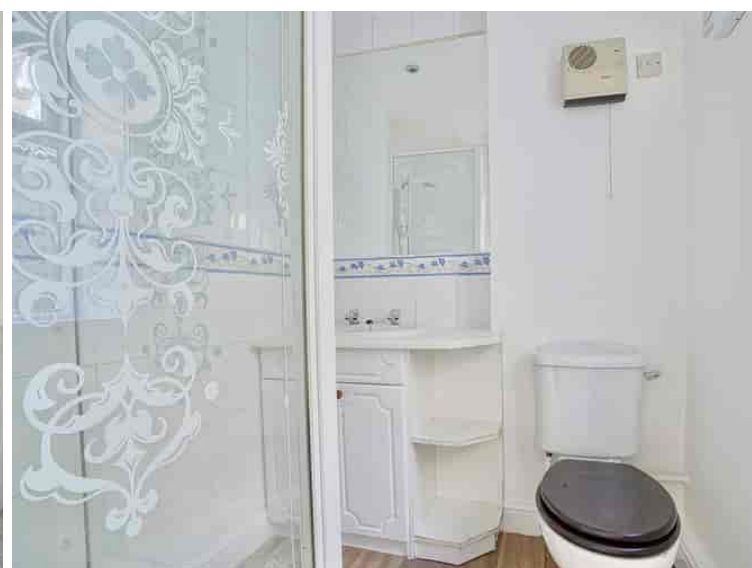
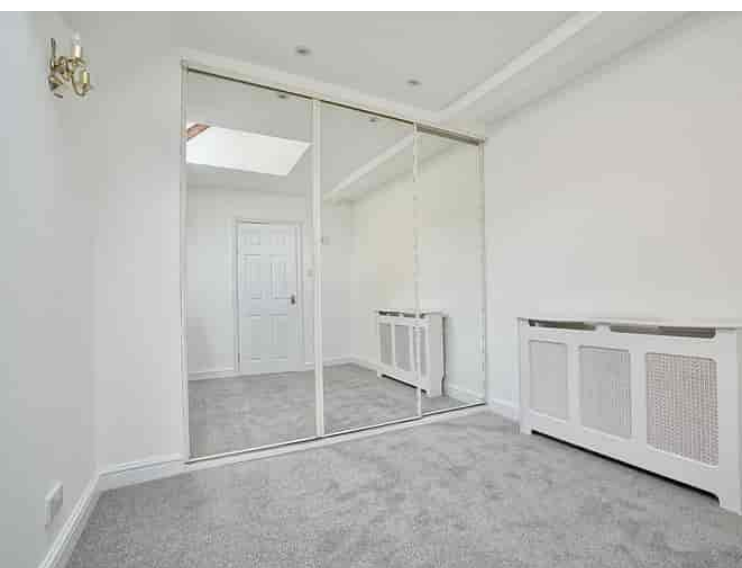
huntingdon@peterlane.co.uk

Approximate Gross Internal Area = 51.9 sq m / 559 sq ft



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. (ID1226602)
Housepix Ltd

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Glazed Panel Door Leads To

Sitting/Dining/Study Area

22' 0" x 14' 10" (6.71m x 4.52m)

Incorporating both sitting room, dining room and study area, access to loft space, Economy 7 storage heater, part laminate flooring, recessed lighting, electric heater with decorative cover, sealed unit picture window to front aspect enjoying views over Houghton square, wall light points, TV point, telephone point.

Inner Hall

Glazed door to rear garden, vinyl floor covering.

Kitchen

11' 5" x 7' 11" (3.48m x 2.41m)

Fitted in a range of base and wall mounted cabinets with complementing work surfaces, tiled surrounds, drawer units, fixed display shelving, electric cooker point with bridging extractor fitted above, single wood resin sink unit with directional mixer tap, plate rack, Economy 7 heater, vinyl floor covering, recess lighting and velux window to side aspect.

Bedroom

10' 6" x 8' 6" (3.20m x 2.59m)

Electric heater with decorative cover, Velux window to side aspect, extensive fitted wardrobe range with hanging and storage, recessed lighting.

Shower Room

7' 6" x 6' 2" (2.29m x 1.88m)

Fitted in a range of white sanitary suite comprising low level WC, vanity wash hand basin with tiling, cabinet and display shelving, electric wall heater, extractor, window to side aspect, screened shower enclosure with independent shower fitted over, recessed lighting and vinyl floor covering.

Outside

There is an enclosed courtyard with gated access to the side. On street parking to the front on the village square (subject to availability).

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

This property is exempt from an EPC

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