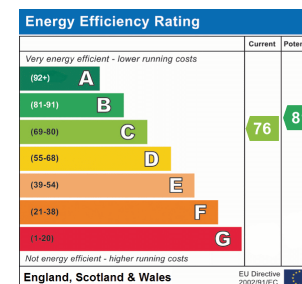




Sycamore Drive, Huntingdon PE29 7JA

£225,000

- Established End Terrace Home
- Two Double Bedrooms With Fitted Wardrobes
- Living Room With Open Fireplace And Dining Area
- Well Appointed Kitchen
- New Gas Combi Boiler Installed December 2024
- Enclosed Front And Rear Gardens
- Single Garage
- Popular Estate Location
- Ideal First Time Purchase
- No Forward Chain



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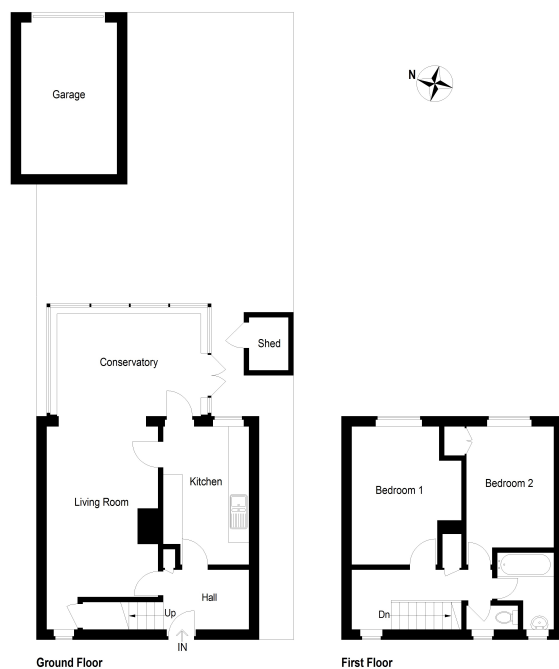
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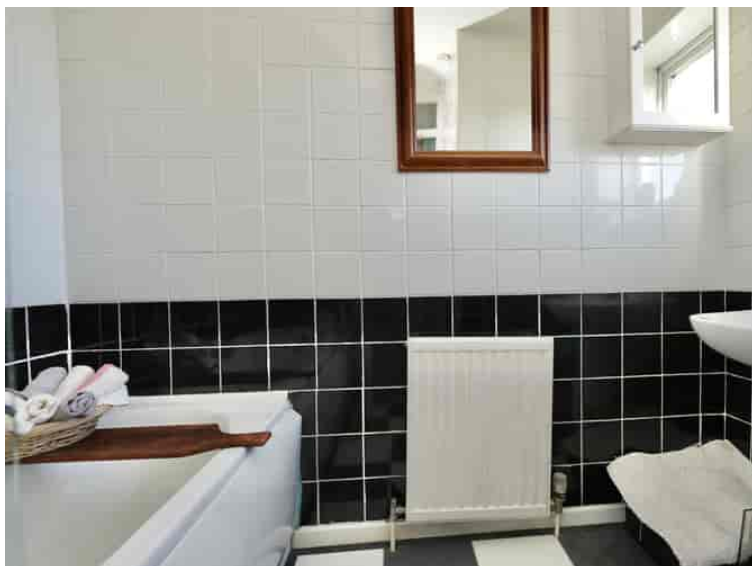
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1258800)  
Housepix Ltd

Peter Lane & Partners  
Estate Agents



## Storm Canopy Over

Panel door with glazed inserts to

## Entrance Hall

8' 3" x 5' 7" (2.51m x 1.70m)

Radiator, coats hanging area, stairs to first floor, storage cupboard, laminate floor, door to Kitchen, door to

## Living Room

16' 4" x 10' 7" (4.98m x 3.23m)

Double glazed window to front aspect, radiator, understairs storage cupboard, laminate flooring, central open fireplace, opening to

## Dining Area

13' 9" x 10' 11" (4.19m x 3.33m)

Double glazed windows to side and rear elevations and French doors to side, vertical contemporary style radiator, laminate flooring.

## Kitchen

13' 4" x 8' 7" maximum (4.06m x 2.62m)

Double glazed window to rear aspect, re-fitted in a range of base, drawer and wall mounted units with complementing work surface and up-stands, space for American style fridge freezer, space for cooker, spaces and plumbing for washing machine and dishwasher, stainless steel one and a half bowl single drainer sink unit with mixer tap, contemporary style vertical radiator.

## First Floor Landing

Double glazed window to front aspect, access to insulated loft space, 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 with mirror sliding doors hanging and shelving, laminate flooring.

## Bedroom 2

11' 7" x 8' 5" (3.53m x 2.57m)

Double glazed window to rear aspect, cupboard housing Vaillant combination central heating boiler, radiator, exposed floorboards, a range of wardrobes with shelving.

## Family Bathroom

Double glazed window to front aspect, fitted in a two piece suite comprising wash hand basin, panel bath with drench style shower over, complementing tiling, radiator.

## Cloakroom

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

## Outside

The front garden is enclosed by fencing and laid to slate decorative beds. The rear garden has a brick built out house, garden shed and cold frame unheated greenhouse, laid to lawn, raised bed, planted borders, rear gated access leading to the **Single Garage** with up and over door. The rear garden is enclosed by panel fencing and brick walling.

## Agents Note

The property has had historic movement caused by a Council owned neighbouring tree which has now been corrected. For further details please contact the office.

## 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

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