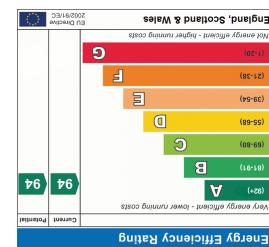


Huntingdon	St Neots	Kimbolton	Maryport	Urmston
60 High Street	32 Market Square	24 High Street	Cashed House	
Huntingdon	St Neots	Kimbolton	15 Thayer St, London	
32 Market Square	24 High Street	Kimbolton	15 Thayer St, London	
Huntingdon	St Neots	Kimbolton	15 Thayer St, London	

Huntingdon Office: 01480 414800
www.petrelane.co.uk Web office open all day every day



This plan is for layout guidance only. Not drawn to scale unless stated. Windrows 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 relating upon them. (ID:1230754)



- ##GUIDE PRICE £375,000 - £400,000##
- Three Bedrooms
- Open Plan Kitchen/'Dining Room
- First Floor Roof Terrace
- Enclosed Rear Garden
- No Forward Chain

- Link Detached Town House By Urban & Civic
- En Suite Shower Room And Family Bathroom
- First Floor Living Room With Juliette Balcony
- Double Car Port
- Air Source Heat Pump And Solar Panels



Storm Porch

Solid door with side-light window and courtesy light to

Entrance Hall

Double glazed window to side aspect, cupboard housing hot water cylinder, triple panel radiator, stairs to first floor.

Cloakroom

Double glazed window to side aspect, fitted in a two piece white suite comprising low level WC with concealed cistern, vanity wash hand basin, extractor fan, radiator, complementing tiling, tiled flooring.

Kitchen/Dining Room

20' 4" x 11' 4" (6.2m x 3.46m)

A triple aspect room with double glazed windows to front, side and rear elevations, double glazed door to rear, recessed downlighters, fitted in a range of base and wall mounted units with complementing work surfaces and up-stands with "pop-up" socket, stainless steel single drainer sink unit with mixer tap, integrated electric oven and hob with back plate and cooker hood over, integrated dishwasher and washing machine, wall mounted central heating thermostat, triple radiator, tiled flooring.

First Floor Landing

Double glazed door to side aspect, stairs to second floor.

Living Room

18' 8" x 9' 10" (5.7m x 3m)

A triple aspect room with double glazed windows to front and side elevations, double glazed door to Juliette balcony, wood effect flooring, triple radiator.

Roof Terrace

20' 8" x 19' 8" (6.3m x 6m)

Spacious roof terrace with outside lighting and making an ideal entertaining area.

Bedroom 2

11' 2" x 10' 2" (3.4m x 3.1m)

A double aspect room with double glazed windows to side and rear elevations, triple radiator.

Second Floor Landing

Double glazed window to side aspect.



Principal Bedroom

11' 2" x 8' 2" (3.4m x 2.5m)

Double glazed window to front aspect, wardrobes with sliding mirror doors, hanging and storage, triple radiator.

En Suite Shower Room

Double glazed window, recessed downlighters, fitted in a three piece suite comprising low level WC with concealed cistern, wash hand basin, double shower cubicle, tiled surrounds, tiled flooring, heated towel rail.

Bedroom 3

9' 10" x 8' 6" (3m x 2.6m)

A double aspect room with double glazed windows to front and side elevations, triple radiator.

Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC with concealed cistern, wash hand basin, panel bath, complementing tiling, tiled flooring, chrome heated towel rail, recessed downlighters.

Outside

Outside to the front is a landscaped garden with outside lighting and a double width carport and driveway with an EV charging point. Side gated access leads through to the rear enclosed garden with patio seating area, outside lighting, outside tap, air source heat pump, an area of lawn and planting.

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

Estate Management Fee 2025/2026 of £375.00 per annum

Council Tax Band - D

