



Elm Close, Huntingdon PE29 7AS

Guide Price £230,000

- Versatile Family Home
- Three Bedrooms
- Kitchen/Breakfast Room
- Private Rear Garden
- On Street Parking Close By
- Popular Estate Location
- Ideal First Time Buy Or Buy To Let Purchase
- Vacant Possession From August 2026
- No Forward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Glazed Panel Door To

Entrance Hall

9' 2" x 7' 7" (2.79m x 2.31m)

Stairs to first floor, laminate flooring, meter box, understairs storage cupboard, fuse box and master switch, open access to

Kitchen/Breakfast Room

13' 10" x 8' 7" (4.22m x 2.62m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, appliance spaces, single drainer one and a half bowl resin sink unit with mixer tap, glazed door and window to rear aspect, wall mounted gas fired central heating boiler serving hot water system and radiators replaced in January 2026, electric and gas cooker points, drawer units, tongue and groove panel work, understairs storage cupboard, ceramic tiled flooring, radiator.

Sitting Room

17' 7" x 10' 11" (5.36m x 3.33m)

A light double aspect room with UPVC window to front aspect and French doors to garden terrace to the rear, laminate flooring, TV point, telephone point, radiator, coving to ceiling.

Study/Bedroom 3

8' 6" x 8' 2" (2.59m x 2.49m)

Laminate flooring, coving to ceiling, UPVC window to front aspect, radiator.

First Floor Landing

Eaves storage cupboard, coving to ceiling, airing cupboard with shelf space, access to loft space.

Bedroom 1

17' 0" x 8' 8" (5.18m x 2.64m)

UPVC window to front aspect, single panel radiator, laminate flooring, double wardrobe with hanging and storage.

Bedroom 2

14' 3" x 8' 7" (4.34m x 2.62m)

UPVC window to rear aspect, radiator, laminate flooring.

Family Bathroom

7' 6" x 5' 6" (2.29m x 1.68m)

Re-fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin, panel bath with folding shower screen and independent shower unit fitted over, full ceramic tiling, UPVC window to rear aspect, composite flooring, extractor unit, chrome heated towel rail.

Outside

The front garden is pleasantly arranged and enclosed by low picket fencing, laid to lawn with some shrub borders. The rear garden is pleasantly arranged with a paved terrace, areas of lawn and double gates to the rear giving off road parking provision for one vehicle. There is a small brick built shed, outside lighting and enclosed by a combination of panel fencing.

Buyers Information

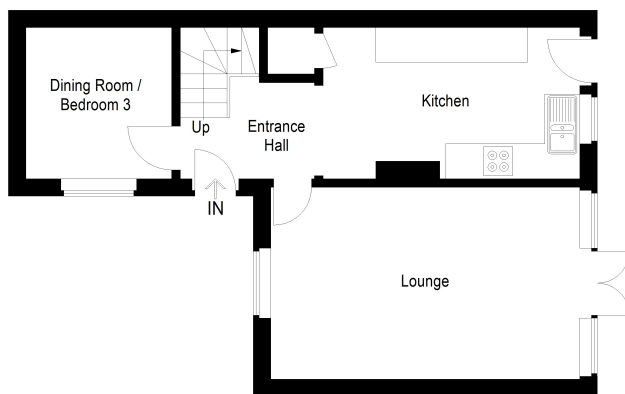
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a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

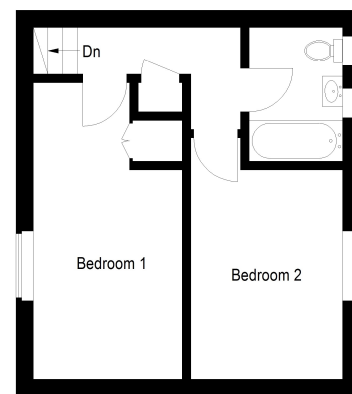
Freehold

Council Tax Band - A

Approximate Gross Internal Area = 75.7 sq m / 815 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. (ID1287724)
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