



3 Trinity Cottage, Ermine Street, Huntingdon PE29 3EX

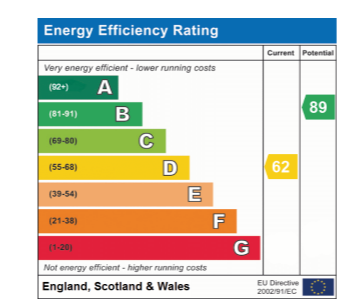
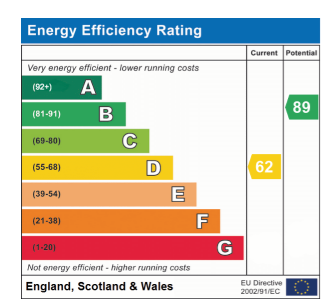
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OIEO £250,000

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- Victorian Semi Detached Home Arranged Over Three Floors
- Three Double Bedrooms
- Victoriana Bathroom With Roll Top Bath
- Enclosed Rear Garden
- Brick Built Outbuilding
- Private Off Road Parking
- Walking Distance Of The Train Station
- No Chain Offered

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Integral Storm Canopy Over

Glazed panel door accessing

Sitting Room

14' 11" x 13' 2" (4.55m x 4.01m)

UPVC bay window to front aspect, TV point, telephone point, central feature fireplace with moulded timber surround and inset cast grate and granite hearth, laminate flooring, coving to ceiling, glazed internal door accesses

Inner Hall

Stairs to first floor, dado rail, cornicing to ceiling.

Kitchen/Breakfast Room

13' 2" x 9' 1" (4.01m x 2.77m)

Crittal window and stable door to garden aspect to the rear, double panel radiator, fitted in a range of units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, central chimney feature with raised hearth and electric cooker point, understairs recess with space for fridge freezer, shelved under stairs storage cupboard, vinyl flooring.

First Floor Landing

Stairs to second floor, inner door to

Bedroom 2

13' 2" x 9' 3" (4.01m x 2.82m)

UPVC window to rear aspect, single panel radiator, shelved cupboard.

Bedroom 1

12' 2" x 12' 1" (3.71m x 3.68m)

UPVC window to front aspect, cupboard storage, wardrobe with hanging and shelving, coving to ceiling.

Second Floor

Access to loft

Bedroom 3

13' 2" x 8' 0" (4.01m x 2.44m)

UPVC window to front aspect.

Family Bathroom

10' 6" x 6' 9" (3.20m x 2.06m)

Velux window to rear aspect, single panel radiator, fitted in a three piece Victoriana suite comprising low level WC, pedestal wash hand basin, extractor, extensive ceramic tiling, free-standing roll top claw foot bath, eaves storage cupboard/store housing combi boiler servicing central heating and hot water, vinyl flooring.

Outside

The front garden is neatly arranged and laid to a slate bed enclosed by brick walling with a selection of ornamental shrubs. The rear garden is hard landscaped and planned with low maintenance in mind, walled and relatively private with an area of unprepared lawn and a selection of evergreen shrubs, gated access extends to the rear. There is a **Brick Built Outbuilding** providing storage space and an outside WC . Private parking is positioned to the side of the properties serving numbers 3 and 4 Ermine St.

Tenure

Freehold

Council Tax Band - C

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Huntingdon 60 High Street Huntingdon 01480 414800	Kimbolton 24 High Street Kimbolton 01480 860400	St Neots 32 Market Square St. Neots 01480 406400	Mayfair Office Cashel House 15 Thayer St, London 0870 1127099
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