

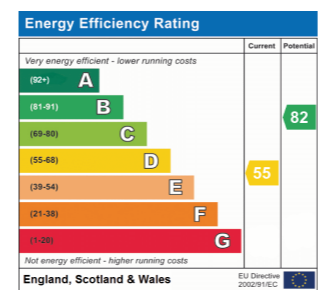


Huntingdon PE29 1XG



Hartford Road, Huntingdon PE29 1XG Guide Price £350,000

- Stunning Refurbished Victorian Townhouse
- Re-Fitted Kitchen/Breakfast Room
- Re-Fitted Bathroom Suite
- New Gas Boiler
- Private Driveway And Parking
- Enclosed Garden
- Views Over Riverside Park
- No Forward Chain



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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. (ID1134737)



Housepix Ltd



### Integral Storm Canopy Over

Glazed panel door to

### Entrance Porch

4' 8" x 3' 3" (1.42m x 0.99m)

Decorative ceramic tiling, recessed lighting, inner door to

### Sitting Room

23' 4" x 14' 1" (7.11m x 4.29m)

Incorporating **Dining Area**. A light, triple aspect room with UPVC sash picture windows to front and side with secondary double glazed window to garden aspect, free-standing cast iron radiators, central fireplace recess with limestone hearth, TV point, telephone point, window shutters to front and side elevations, understairs storage cupboard, stairs to first floor, inner door to

### Kitchen/Breakfast Room

19' 11" x 7' 3" (6.07m x 2.21m)

A light, triple aspect room with UPVC windows to side and rear, glazed door to rear aspect, fitted in a range of Shaker style base and wall mounted cabinets with complementing Oak butchers block work surfaces and up-stands, single drainer ceramic sink unit with mono bloc mixer tap, recessed lighting, drawer units, appliance spaces, four stool peninsular breakfast bar, free-standing cast iron radiator, integrated automatic dishwasher, concealed Worcester Bosch central heating boiler (approx 12 months old) serving hot water system and radiators, integrated fridge, access to loft space, recessed lighting, natural stone flooring.

### First Floor Landing

Timber staircase to first floor with stair rods and runner leading to a **Split Level Landing**, double aspect with sash picture windows to front and rear, free-standing cast iron radiator, stairs to second floor, exposed timber floor boards, inner door to

### Principal Bedroom

14' 1" x 11' 3" (4.29m x 3.43m)

A double aspect room with UPVC sash windows to front and side aspects, free-standing cast iron radiator, central exposed brickwork chimney feature with inset fire basket and tiled hearth, recessed lighting.

### Family Bathroom

12' 6" x 9' 0" (3.81m x 2.74m)

Fitted in a four piece quality white suite comprising low level WC, pedestal wash hand basin, understairs storage cupboard, oversized screened shower enclosure with independent shower unit fitted over, free-standing cast iron radiator, UPVC window to rear aspect, central free-standing Batteau bath with hand mixer shower and mixer tap, timber flooring.

### Second Floor Landing

Timber staircase leading to

### Bedroom 2

15' 8" x 11' 2" (4.78m x 3.40m)

A double aspect room with sash picture window to side and UPVC window to garden aspect, free-standing cast iron radiator, recessed lighting, exposed timber flooring.

### Bedroom 3

14' 8" x 11' 6" (4.47m x 3.51m)

UPVC sash window to front aspect, brickwork chimney feature, free-standing radiator, detailing to ceiling, wardrobe recess, access to insulated loft space, exposed timber floorboards.

### Outside

There is a private drive to the rear giving parking provision for two good sized vehicles. There is an enclosed garden with areas of lawn, stocked with shrubs and borders, gated access to the side and enclosed by new panel fencing.

### Tenure

Freehold

Council Tax Band - B