



2 Castle Hill Lane, Huntingdon PE29 3TL

Guide Price £130,000

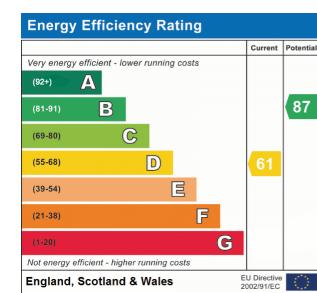
- Guide Price Of £130,000 to £150,000
- 1800's Detached Cottage
- Formerly Two Cottages
- Four Bedrooms
- Ground Floor Shower Room
- Living Room And Dining Room
- Good Sized Rear Garden
- In Need Of Full Refurbishment
- Fantastic Development Opportunity
- Town Centre Location
- No Forward Chain



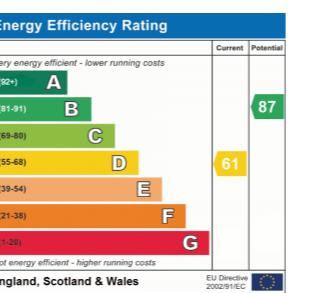
2 Castle Hill Lane, Huntingdon PE29 3TL

Guide Price £130,000

- Guide Price Of £130,000 to £150,000
- 1800's Detached Cottage
- Formerly Two Cottages
- Four Bedrooms
- Ground Floor Shower Room
- Living Room And Dining Room
- Good Sized Rear Garden
- In Need Of Full Refurbishment
- Fantastic Development Opportunity
- Town Centre Location
- No Forward Chain



**Peter & Partners**  
EST 1990



**Peter & Partners**  
EST 1990

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

## Timber And Glazed Door To

### Entrance Porch

Window to front, door to

### Living Room

16' 8" x 10' 2" (5.08m x 3.10m)

A double aspect room with windows to front and rear, radiator, open fire place, door to **Dining Room**, door to stairs to first floor, door to

### Kitchen

16' 7" x 9' 4" (5.05m x 2.84m)

Window to rear aspect, door to garden, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces, stainless steel sink and drainer, space and plumbing for washing machine, radiator.

### Dining Room

10' 9" x 10' 6" (3.28m x 3.20m)

Radiator, fire place, door to inner hall, door to

### Lean To

14' 2" x 8' 10" (4.32m x 2.69m)

Windows over looking garden.

### Inner Hall

Second Staircase leading to **Bedrooms 3 and 4**, door to

### Family Shower Room

Window to front, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, heated towel rail, wall mounted gas boiler.

## First Floor Landing

Door to

### Bedroom 1

16' 2" x 10' 3" (4.93m x 3.12m)

Window to front, fitted wardrobes, radiator.

### Bedroom 2

15' 4" x 8' 5" (4.67m x 2.57m)

Window to rear, radiator.

### Second Staircase To

### Bedroom 3

11' 6" x 9' 5" (3.51m x 2.87m)

Window to side, radiator.

### Bedroom 4

10' 7" x 6' 5" (3.23m x 1.96m)

Window to front, radiator.

### Outside

To the front there is a brick built outhouse with side gated access leading to the good sized rear garden which is fully enclosed with three garden sheds, pond, laid to astro turf.

### Tenure

Freehold

Council Tax Band - D

## Timber And Glazed Door To

### Entrance Porch

Window to front, door to

### Living Room

16' 8" x 10' 2" (5.08m x 3.10m)

A double aspect room with windows to front and rear, radiator, open fire place, door to **Dining Room**, door to stairs to first floor, door to

### Kitchen

16' 7" x 9' 4" (5.05m x 2.84m)

Window to rear aspect, door to garden, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces, stainless steel sink and drainer, space and plumbing for washing machine, radiator.

### Dining Room

10' 9" x 10' 6" (3.28m x 3.20m)

Radiator, fire place, door to inner hall, door to

### Lean To

14' 2" x 8' 10" (4.32m x 2.69m)

Windows over looking garden.

### Inner Hall

Second Staircase leading to **Bedrooms 3 and 4**, door to

### Family Shower Room

Window to front, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, heated towel rail, wall mounted gas boiler.

## First Floor Landing

Door to

### Bedroom 1

16' 2" x 10' 3" (4.93m x 3.12m)

Window to front, fitted wardrobes, radiator.

### Bedroom 2

15' 4" x 8' 5" (4.67m x 2.57m)

Window to rear, radiator.

### Second Staircase To

### Bedroom 3

11' 6" x 9' 5" (3.51m x 2.87m)

Window to side, radiator.

### Bedroom 4

10' 7" x 6' 5" (3.23m x 1.96m)

Window to front, radiator.

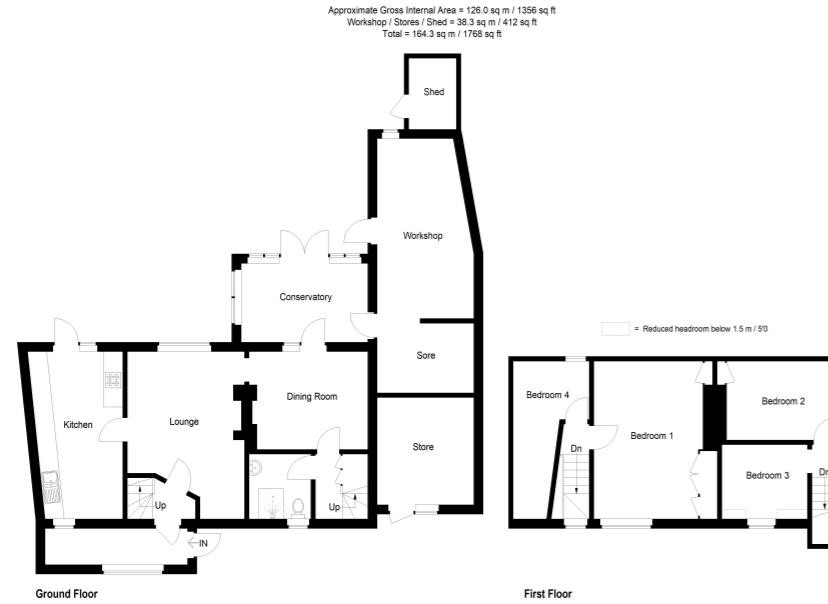
### Outside

To the front there is a brick built outhouse with side gated access leading to the good sized rear garden which is fully enclosed with three garden sheds, pond, laid to astro turf.

### Tenure

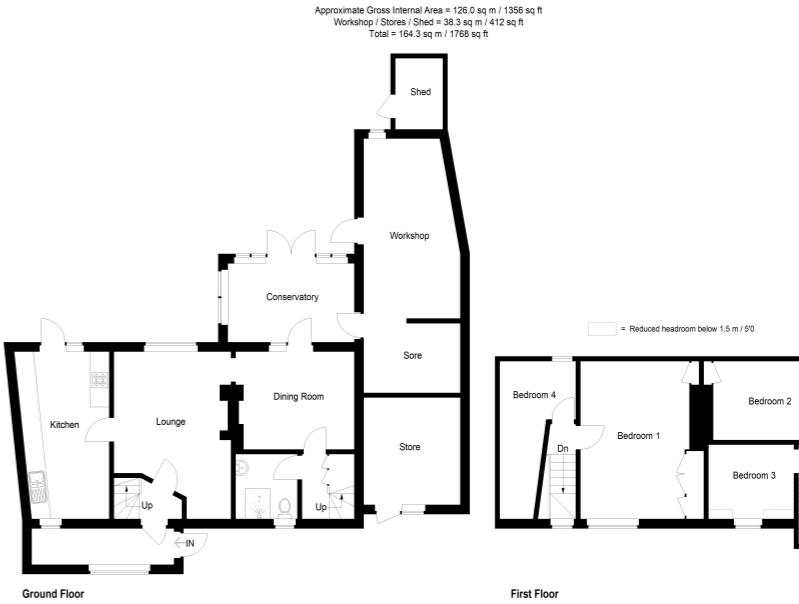
Freehold

Council Tax Band - D



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. (ID:093052) Houseplan Ltd

Peter Lane & Partners  
EST 1996



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. (ID:093052) Houseplan Ltd

Peter Lane & Partners  
EST 1996

### 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

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.

### 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

EST 1996

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.