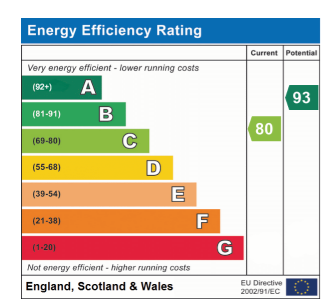




Colebrook Road, Huntingdon PE29 1DF

£240,000

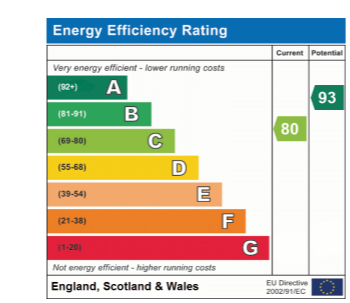
- Fantastic Detached Coach House
- Two Double Bedrooms
- Spacious Open Plan Living
- Juliette Balcony
- Enclosed Garden
- Garage And Parking
- Set Back From The Road
- Close Proximity To Town Centre
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Composite Double Glazed Door To

Entrance Hall

Fuse box, radiator, stairs to first floor.

First Floor Landing

Study area, double cupboard with hanging and shelving, storage cupboard housing central heating boiler, radiator, access to loft space.

Living Room/Dining Room/Kitchen

17' 10" x 17' 6" (5.44m x 5.33m)
Two double glazed windows to front aspect and double glazed French doors opening to Juliette balcony, two roof light windows to rear aspect, two radiators, fitted in a range of base and wall mounted units with central island breakfast bar, stainless steel one and a half bowl single drainer sink unit, gas hob with cooker hood over, electric oven, space and plumbing for washing machine.

Bedroom 1

14' 10" maximum x 10' 7" (4.52m x 3.23m)
Double glazed window to front, radiator.

Bedroom 2

10' 4" maximum x 8' 10" (3.15m x 2.69m)
Double glazed window to front aspect, radiator.

Family Bathroom

Fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer tap hand shower over, shower screen, complementing tiling, radiator, extractor fan, roof light window.

Outside

There is a **Single Garage** with up and over door, power and lighting with parking to the front. The garden is laid to lawn and enclosed.

Tenure

Freehold
Service Charge - 01.04.2024 to 01.09.2024 of £105.39 per month
Council Tax Band - A

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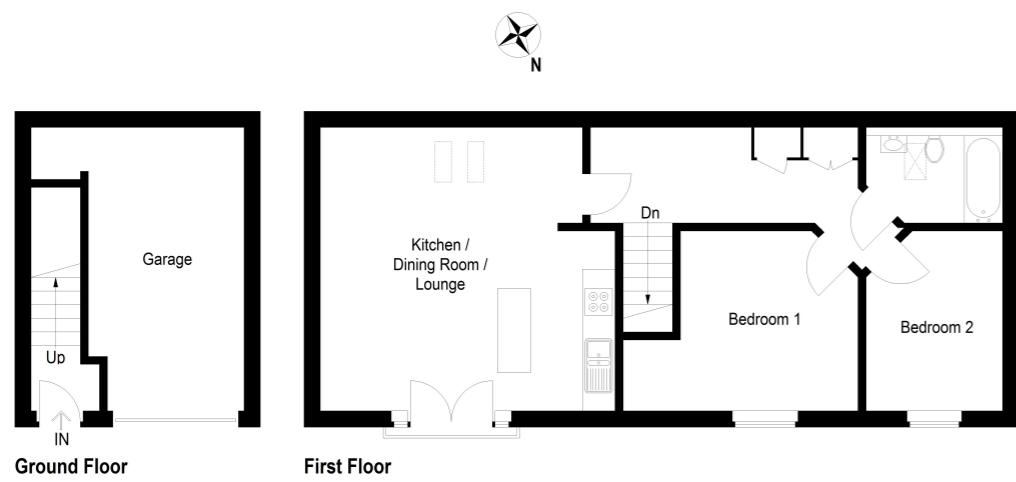
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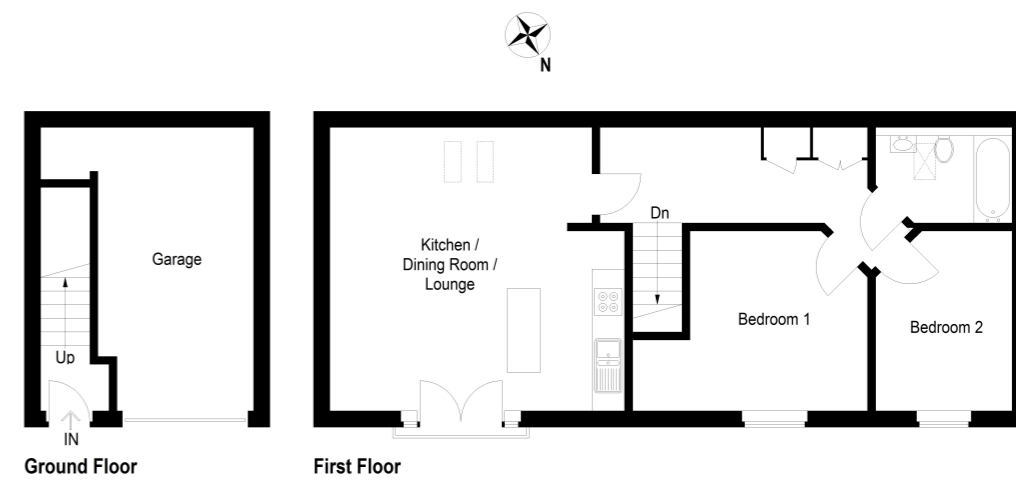
Approximate Gross Internal Area (Including Garage) = 86.1 sq m / 927 sq ft



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. (ID1073182)



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