



The Whaddons, Huntingdon PE29 1NR

£250,000

- Much Improved Family Home
- Three Bedrooms
- UPVC Windows And Doors
- Landscaped Low Maintenance Gardens
- On Street Parking Close By
- Popular Estate Location
- Ideal First Time Buy Or Buy To Let Opportunity

**Peter
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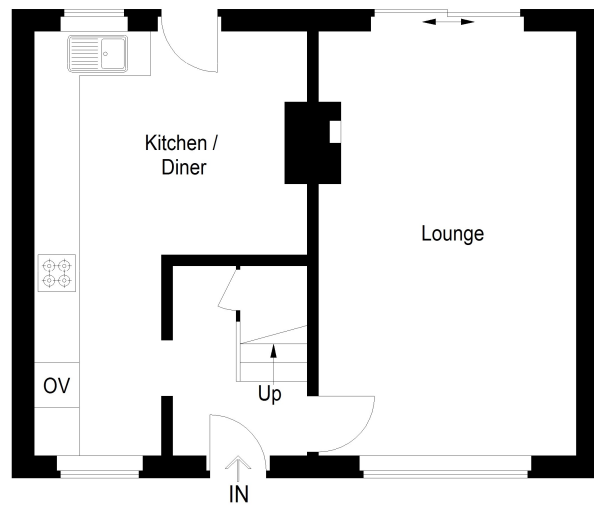
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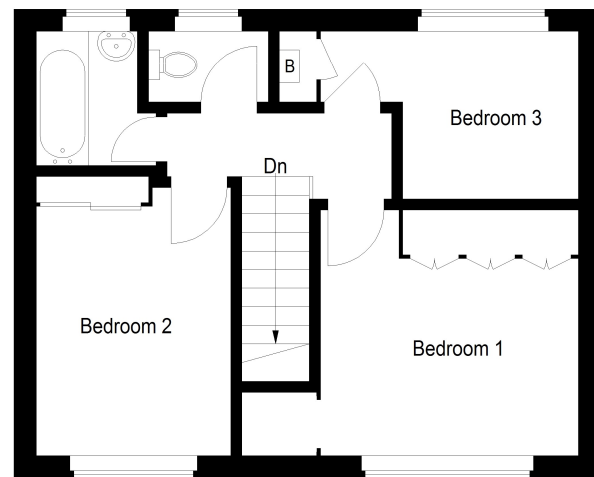
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Approximate Gross Internal Area
83.4 sq m / 898 sq ft



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. (ID1284298)
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Peter Lane & Partners
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UPVC Double Glazed Panel Door To

Entrance Hall

9' 2" x 5' 8" (2.79m x 1.73m)

Engineered Oak flooring, stairs to first floor, double panel radiator, understairs storage cupboard, recessed lighting, coving to ceiling.

Sitting Room

18' 8" x 11' 6" (5.69m x 3.51m)

A double aspect room with UPVC window to front aspect and sliding double glazed patio doors to garden terrace, TV point, telephone point, central fireplace with inset electric fire, two double panel radiators, coving to ceiling, laminate floor covering.

Kitchen/Breakfast Room

15' 0" x 11' 8" (4.57m x 3.56m)

A light double aspect room with UPVC windows to front and rear aspects, glazed door to garden terrace, laminate flooring, two double panel radiators, coving to ceiling, space and recess for fridge freezer, fitted in a range of base and wall mounted units with work surfaces and tiled surrounds, drawer units, integral dual ovens and gas hob with bridging unit and extractor fitted above, glass fronted display cabinet, plumbing for automatic washing machine and automatic dishwasher, single drainer stainless steel sink unit with directional mixer tap.

First Floor Landing

Access to loft space, coving to ceiling, recessed lighting.

Bedroom 1

11' 6" x 11' 1" (3.51m x 3.38m)

Glass shelved display recess, base mounted cupboard storage, double panel radiator, UPVC window to front aspect, wardrobe range incorporating two doubles, tongue and groove panel work, coving to ceiling.

Bedroom 2

11' 2" x 8' 11" (3.40m x 2.72m)

UPVC window to front aspect, double panel radiator, double wardrobe with hanging and storage, coving to ceiling.

Bedroom 3

10' 11" x 7' 3" (3.33m x 2.21m)

UPVC window to rear aspect, double panel radiator, fixed glass display shelving, coving to ceiling, airing cupboard housing gas fired Worcester Bosch combi central heating boiler serving hot water system and radiators with shelf space.

Cloakroom

Fitted with low level WC, vinyl floor covering, full ceramic tiling, UPVC window to rear aspect.

Family Bathroom

6' 1" x 5' 9" (1.85m x 1.75m)

Fitted in a two piece range of white sanitaryware comprising pedestal wash hand basin with mixer tap, panel bath with folding shower screen and independent shower unit fitted over, full ceramic tiling, chrome heated towel rail, vinyl floor covering, UPVC window to rear aspect., coving to ceiling.

Outside

The frontage is enclosed by low retaining brick walling, pleasantly arranged and hard landscaped finished in paving, stocked with evergreen shrubs and ornamentals, fronting a small area of green space. The rear garden is south facing and beautifully arranged and pleasantly landscaped with an extensive natural stone paved terrace, manual twin sun awnings, a central area of Astro and cobbled shrub border stocked with a selection of ornamental tree and shrubs, outside tap and lighting with gated access to the rear. There is a **Summer House** measuring 9' 6" x 5' 9" (2.90m x 1.75m) with power, lighting, UPVC window and door. The rear garden is enclosed by a combination of panel fencing and offers a good degree of privacy. Parking provision in communal on-street close by.

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



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