



Castle Hill Lane, Huntingdon PE29 3TL

### Guide Price £250,000

- 1800's Grade II Listed 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



Castle Hill Lane, Huntingdon PE29 3TL

### Guide Price £250,000

- 1800's Grade II Listed 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



**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.

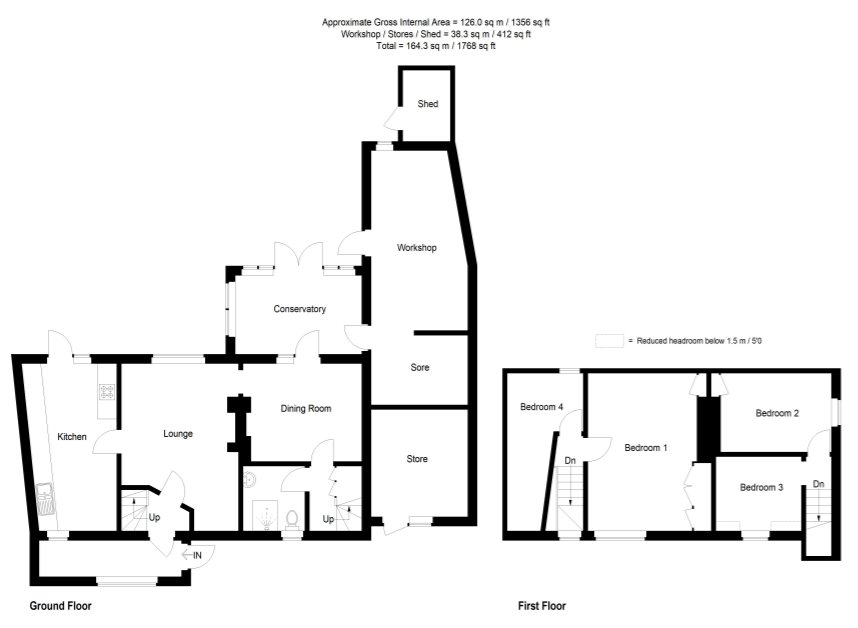
**Outside**

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.

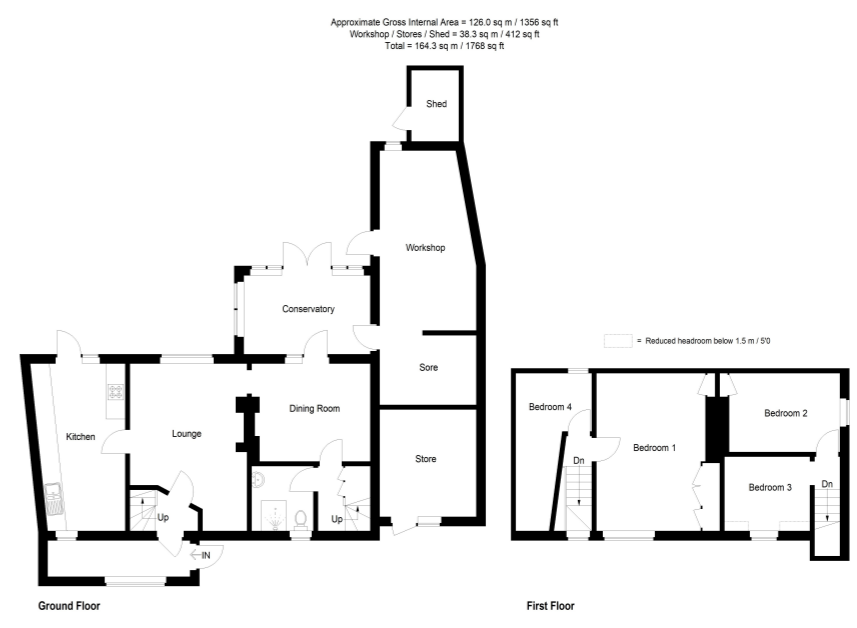
**Tenure**

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. (ID1093652)  
Housepix Ltd



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. (ID1093652)  
Housepix Ltd



<b>Huntingdon</b> 60 High Street Huntingdon 01480 414800	<b>Kimbolton</b> 24 High Street Kimbolton 01480 860400	<b>St Neots</b> 32 Market Square St. Neots 01480 406400	<b>Mayfair Office</b> 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.

<b>Huntingdon</b> 60 High Street Huntingdon 01480 414800	<b>Kimbolton</b> 24 High Street Kimbolton 01480 860400	<b>St Neots</b> 32 Market Square St. Neots 01480 406400	<b>Mayfair Office</b> 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.