



Ermine Street, Huntingdon PE29 3EX

Guide Price £250,000

- Victorian Semi Detached Home Arranged Over Three Floors
- Three Double Bedrooms
- Victoriana Bathroom With Roll Top Bath
- Enclosed Rear Garden
- Brick Built Outbuilding
- Private Off Road Parking
- Walking Distance Of The Train Station
- No Chain Offered

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (92+)                                     |         | 89        |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   | 62      |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

**Peter Lane & PARTNERS**  
Est. 1990

Huntingdon 01480 414800

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

huntingdon@peterlane.co.uk

Integral Storm Canopy Over

Glazed panel door accessing

Sitting Room

14' 11" x 13' 2" (4.55m x 4.01m)  
UPVC bay window to front aspect, TV point, telephone point, central feature fireplace with moulded timber surround and inset cast grate and granite hearth, laminate flooring, coving to ceiling, glazed internal door accesses

Inner Hall

Stairs to first floor, dado rail, cornicing to ceiling.

Kitchen/Breakfast Room

13' 2" x 9' 1" (4.01m x 2.77m)  
Crittal window and stable door to garden aspect to the rear, double panel radiator, fitted in a range of units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, central chimney feature with raised hearth and electric cooker point, understairs recess with space for fridge freezer, shelved under stairs storage cupboard, vinyl flooring.

First Floor Landing

Stairs to second floor, inner door to

Bedroom 1

12' 2" x 12' 1" (3.71m x 3.68m)  
UPVC window to front aspect, cupboard storage, wardrobe with hanging and shelving, coving to ceiling.

Bedroom 2

13' 2" x 9' 3" (4.01m x 2.82m)  
UPVC window to rear aspect, single panel radiator, shelved cupboard.

Second Floor

Access to loft space.

Bedroom 3

13' 2" x 8' 0" (4.01m x 2.44m)  
UPVC window to front aspect.

Family Bathroom

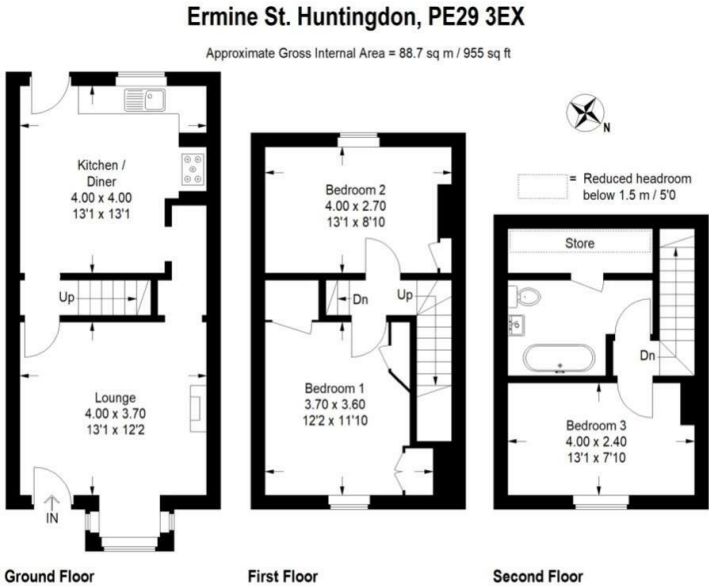
10' 6" x 6' 9" (3.20m x 2.06m)  
Velux window to rear aspect, single panel radiator, fitted in a three piece Victoriana suite comprising low level WC, pedestal wash hand basin, extractor, extensive ceramic tiling, free-standing roll top claw foot bath, eaves storage cupboard/store housing combi boiler servicing central heating and hot water, vinyl flooring.

Outside

The front garden is neatly arranged and laid to a slate bed enclosed by brick walling with a selection of ornamental shrubs. The rear garden is hard landscaped and planned with low maintenance in mind, walled and relatively private with an area of unprepared lawn and a selection of evergreen shrubs, gated access extends to the rear. There is a **Brick Built Outbuilding** providing storage space and an outside WC . Private parking is positioned to the side of the properties serving numbers 3 and 4 Ermine St.

Tenure

Freehold  
Council Tax Band - C



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.  
Housepix Ltd

|                                                                   |                                                              |                                                                 |                                                                  |                                                                       |                                                                        |                                                                               |
|-------------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <b>Huntingdon</b><br>60 High Street<br>Huntingdon<br>01480 414800 | <b>St Ives</b><br>10 The Pavement<br>St Ives<br>01480 460800 | <b>Kimbolton</b><br>24 High Street<br>Kimbolton<br>01480 860400 | <b>St Neots</b><br>32 Market Square<br>St. Neots<br>01480 406400 | <b>Peterborough</b><br>5 Cross Street<br>Peterborough<br>01733 209222 | <b>Bedford Office</b><br>66-68 St. Loyes St<br>Bedford<br>01234 327744 | <b>Mayfair Office</b><br>Cashel House<br>15 Thayer St, London<br>0870 1127099 |
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