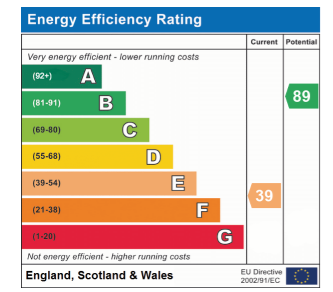


Selby Court, Huntingdon PE29 1HP

Guide Price £200,000

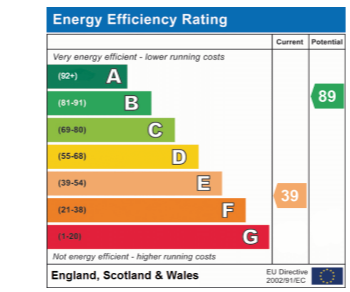
- Excellent HMO Purchase
- Vacant possession and no chain
- Three/Four Bedroom Family Home
- Ideal Refurbishment Opportunity
- Two Car Driveway
- Enclosed Rear Garden



Selby Court, Huntingdon PE29 1HP

Guide Price £200,000

- Excellent HMO Purchase
- Vacant possession and no chain
- Three/Four Bedroom Family Home
- Ideal Refurbishment Opportunity
- Two Car Driveway
- Enclosed Rear Garden



UPVC Glazed Front Door To

Entrance Hall

8' 8" x 6' 3" (2.64m x 1.91m)

Fuse box and master switch, cloaks cupboard with hanging and shelving, timber flooring, inner door to

Kitchen/Breakfast Room

13' 6" x 8' 2" (4.11m x 2.49m)

UPVC window and door to garden aspect, fitted in a range of base and wall mounted units with work surface, tongue and groove panel work, single drainer ceramic sink unit with mixer tap, appliance spaces, corner shelf display unit, extractor, ceramic tiled flooring, glazed internal door to

Sitting Room

19' 6" x 11' 0" (5.94m x 3.35m)

A light double aspect room with UPVC window to front and UPVC picture window to garden aspect, TV point, telephone point, central tiled fireplace with display sill, coving to ceiling, internal glazed door to **Entrance Hall**, inner door to

Bedroom 4/Reception room

12' 2" x 7' 3" (3.71m x 2.21m)

Unfinished at time of inspection. Fan light panel door and UPVC window to garden aspect, part vaulted ceiling with roof light, vinyl floor covering, inner door to

Family Bathroom

7' 3" x 6' 11" (2.21m x 2.11m)

Fitted in a three piece white suite comprising low level WC, wall mounted wash hand basin with tiling, corner bath with hand mixer shower, panel work to ceiling, UPVC window to front aspect, ceramic tiled flooring.

First Floor Landing

Wall mounted gas convector heater, UPVC window to front aspect, access to insulated loft space.

Bedroom 1

13' 4" x 8' 4" (4.06m x 2.54m)

UPVC window to garden aspect, wardrobe recess, picture rail, timber flooring.

Bedroom 2

13' 3" x 8' 5" (4.04m x 2.57m)

UPVC window to rear aspect, double storage cupboard, coving to ceiling.

Bedroom 3

8' 11" x 8' 0" (2.72m x 2.44m)

UPVC window to garden aspect, wall mounted water boiler, shelving.

Cloakroom

Fitted with low level WC, UPVC window to front aspect.

Bathroom

Fitted in two piece white suite comprising wash hand basin with tiling, panel bath, UPVC window to front aspect, ceramic tiled flooring.

Outside

The frontage is hard landscaped and planned with low maintenance in mind and laid to brick paving. The rear garden is landscaped with twin, gated driveways giving parking provision for two vehicles, ornamental pond, brick constructed planters, stocked shrubbery, timber outbuilding and the garden is enclosed by a combination of panel fencing and brick walling.

Tenure

Freehold

Council Tax Band - A

UPVC Glazed Front Door To

Entrance Hall

8' 8" x 6' 3" (2.64m x 1.91m)

Fuse box and master switch, cloaks cupboard with hanging and shelving, timber flooring, inner door to

Kitchen/Breakfast Room

13' 6" x 8' 2" (4.11m x 2.49m)

UPVC window and door to garden aspect, fitted in a range of base and wall mounted units with work surface, tongue and groove panel work, single drainer ceramic sink unit with mixer tap, appliance spaces, corner shelf display unit, extractor, ceramic tiled flooring, glazed internal door to

Sitting Room

19' 6" x 11' 0" (5.94m x 3.35m)

A light double aspect room with UPVC window to front and UPVC picture window to garden aspect, TV point, telephone point, central tiled fireplace with display sill, coving to ceiling, internal glazed door to **Entrance Hall**, inner door to

Bedroom 4/Reception room

12' 2" x 7' 3" (3.71m x 2.21m)

Unfinished at time of inspection. Fan light panel door and UPVC window to garden aspect, part vaulted ceiling with roof light, vinyl floor covering, inner door to

Family Bathroom

7' 3" x 6' 11" (2.21m x 2.11m)

Fitted in a three piece white suite comprising low level WC, wall mounted wash hand basin with tiling, corner bath with hand mixer shower, panel work to ceiling, UPVC window to front aspect, ceramic tiled flooring.

First Floor Landing

Wall mounted gas convector heater, UPVC window to front aspect, access to insulated loft space.

UPVC Glazed Front Door To

13' 4" x 8' 4" (4.06m x 2.54m)

UPVC window to garden aspect, wardrobe recess, picture rail, timber flooring.

Bedroom 2

13' 3" x 8' 5" (4.04m x 2.57m)

UPVC window to rear aspect, double storage cupboard, coving to ceiling.

Bedroom 3

8' 11" x 8' 0" (2.72m x 2.44m)

UPVC window to garden aspect, wall mounted water boiler, shelving.

Cloakroom

Fitted with low level WC, UPVC window to front aspect.

Bathroom

Fitted in two piece white suite comprising wash hand basin with tiling, panel bath, UPVC window to front aspect, ceramic tiled flooring.

Outside

The frontage is hard landscaped and planned with low maintenance in mind and laid to brick paving. The rear garden is landscaped with twin, gated driveways giving parking provision for two vehicles, ornamental pond, brick constructed planters, stocked shrubbery, timber outbuilding and the garden is enclosed by a combination of panel fencing and brick walling.

Tenure

Freehold

Council Tax Band - A



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. (ID1037960)

Housepix Ltd

Peter Lane & Partners
EST 1990

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.



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. (ID1037960)

Housepix Ltd

Peter Lane & Partners
EST 1990

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.