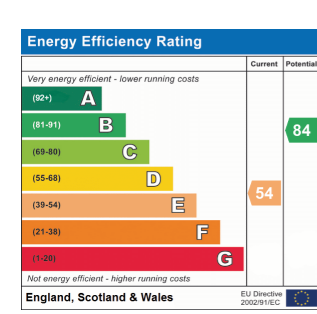




Silver Birch Close, Huntingdon PE29 7BW

Guide Price £270,000

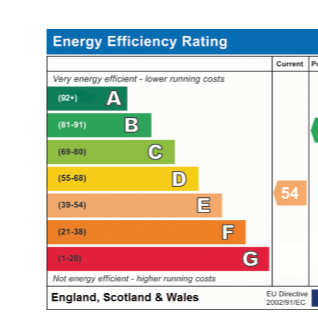
- Exceptional Re-Furbished Family Home
- Three Bedrooms
- Re-Fitted Kitchen/Breakfast Room
- Re-Fitted Family Bathroom And Separate Shower Room
- New Central Heating
- Completely Re-Wired
- Enclosed Rear Garden
- Beautiful Presentation Throughout
- No Forward Chain



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UPVC Double Glazed Front Door With Side Panels To

Entrance Porch

Coats hanging area, ceramic tiled flooring, glazed internal double doors to

Kitchen/Dining Room

18' 4" x 12' 2" (5.59m x 3.71m)

A light ,double aspect re-fitted contemporary space fitted in a range of base and wall mounted units with composite work surfaces and up-stands with re-tiled surrounds, integral five ring gas hob, double electric oven, appliance spaces, drawer units, pan drawers, inset sink unit with monobloc mixer tap, recessed lighting, double panel radiator, understairs cupboard housing consumer unit with new fuse box and master switch, contemporary ceramic tiled flooring.

Shower Room

Fitted in a contemporary three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with drawer units and mixer tap, screened shower enclosure with independent multi head shower unit fitted over, extractor unit, recessed lighting, full ceramic tiling, chrome heated towel rail, display recess, porcelain floor tiling.

Utility Room

Appliance spaces, glazed internal UPVC panel with doors and windows to rear, double poly carbonate roofing, ceramic tiled flooring.

Sitting Room

18' 8" x 10' 6" (5.69m x 3.20m)

A light double aspect room with UPVC window to front and UPVC door to rear, TV point, telephone point, double panel radiator, ceramic tiled flooring.

First Floor Landing

Access to insulated loft space housing new gas fired central heating boiler, recessed lighting, porcelain floor tiling. Automatic lighting.

Bedroom 1

12' 2" x 8' 10" (3.71m x 2.69m)

Double glazed window to front aspect, wardrobe with hanging and shelving, composite floor covering.

Bedroom 2

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

Double glazed window to front aspect, double panel radiator, LVT flooring.

Bedroom 3

10' 6" x 6' 11" (3.20m x 2.11m)

Double glazed window to rear aspect, double panel radiator, wardrobe with hanging and storage, LVT flooring

Family Shower Room

8' 6" x 5' 11" (2.59m x 1.80m)

Beautifully re-fitted in a range of white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin with drawer units and mixer tap, oversized screened shower enclosure with independent shower unit fitted over, full ceramic tiling, chrome heated towel rail, UPVC window to garden aspect.

Outside

The front garden is enclosed by low retaining brick walling and is primarily laid to lawn.

The rear garden is pleasantly arranged with a paved seating area, shaped lawns and enclosed by a combination of panel fencing and brick walling with gated access to the rear.

Tenure

Freehold

Council Tax Band - A

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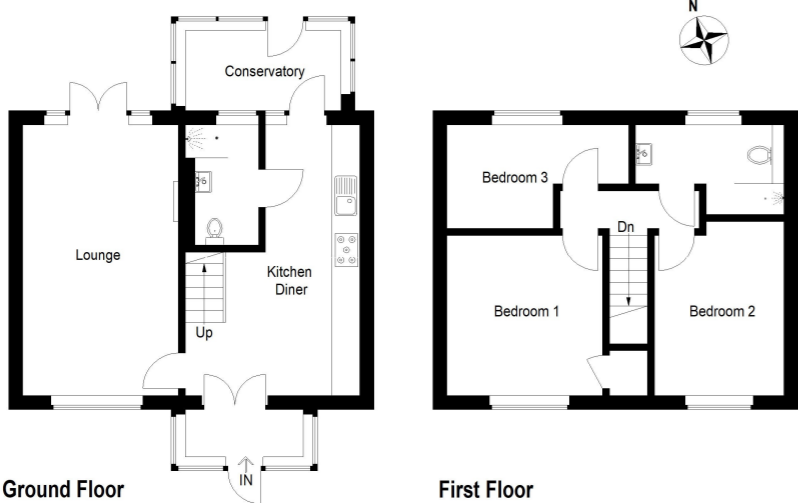
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Silver Birch Close, Huntingdon, PE29 7BW

Approximate Gross Internal Area = 92.7 sq m / 998 sq ft



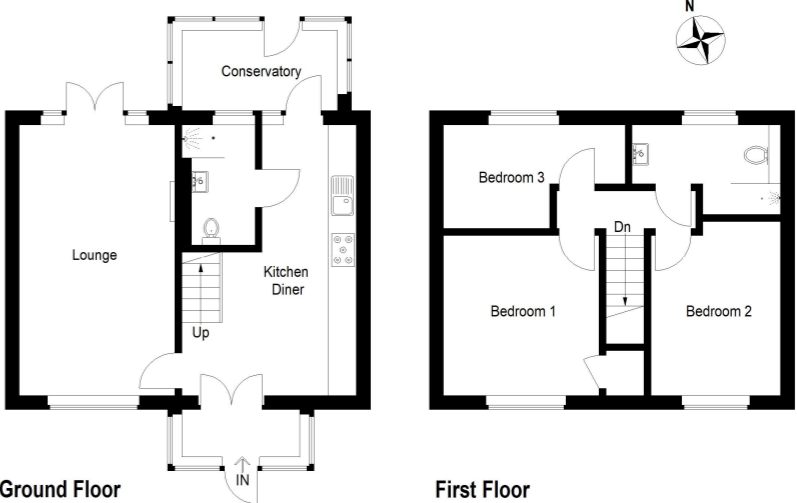
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID634531)

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Housepix Ltd



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