



20 Ashton Gardens, Huntingdon PE29 7HG

£195,000

- Terraced Property
- Two Good Sized Bedrooms
- Enclosed Rear Garden
- Garage En Bloc
- Gas Central Heating And Double Glazing
- Ideal First Time Buy Or Buy To Let
- Conveniently Located For Town Centre
- No Forward Chain

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



UPVC DOUBLE GLAZED DOOR TO

ENTRANCE PORCH

Double glazed window to side, consumer unit.

LOUNGE

12' 4" x 11' 7" (3.76m x 3.53m)

Double glazed window to front aspect, radiator, stairs to first floor.

KITCHEN/DINING ROOM

11' 7" x 10' 7" (3.53m x 3.23m)

Double glazed window to rear aspect, fitted in a range of base and wall mounted units with complementary work surfaces, drawer units, stainless steel sink and drainer with mixer tap, tiled surrounds, space and plumbing for washing machine, wall mounted central heating boiler, understairs storage cupboard, radiator.

FIRST FLOOR LANDING

Access to

BEDROOM 1

12' 5" x 11' 6" (3.78m x 3.51m)

Double glazed window to front aspect, access to loft space, radiator.

BEDROOM 2

7' 4" x 6' 8" (2.24m x 2.03m)

Double glazed window to rear aspect, radiator.

FAMILY BATHROOM

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer shower attachment, tiled surrounds, radiator, airing cupboard housing hot water cylinder.

OUTSIDE

There is a small open plan front garden with pathway to front door. The rear garden is fully fence enclosed, laid to lawn, rear gated access leading to garage en bloc.

TENURE

Freehold

Council Tax Band - B



Huntingdon
60 High Street
Huntingdon
01480 414800

St Ives
10 The Pavement
St Ives
01480 460800

Kimbolton
24 High Street
Kimbolton
01480 860400

St Neots
32 Market Square
St. Neots
01480 406400

Peterborough
5 Cross Street
Peterborough
01733 209222

Bedford Office
66-68 St. Loyes St
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