

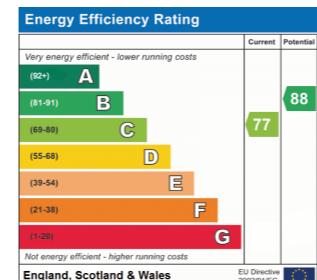


Nene Road, Huntingdon PE29 1RE

Offers Over £240,000



- Stunning Terraced Home
- Vastly Improved And Modernised
- Two Double Bedrooms
- Living Room And Study
- Re-Fitted Kitchen/Breakfast Room
- Re-Fitted Family Shower Room And Cloakroom
- Secure Off Road Parking
- Enclosed Rear Garden
- Popular Estate Location
- No Forward Chain
- Ideal First Time Purchase



**Peter & Lane**  
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EST 1990

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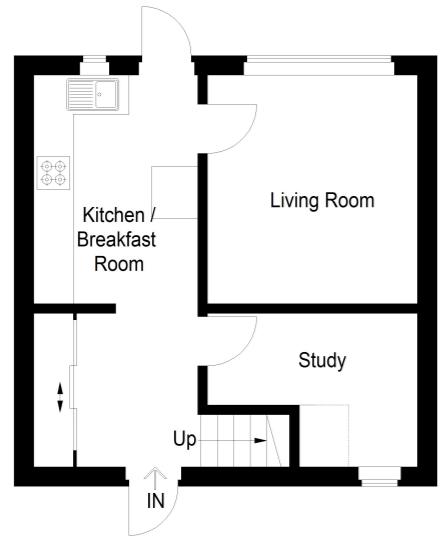
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Ground Floor



First Floor

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. (ID1259136)  
Housepix Ltd

**Peter Lane & Partners**  
EST 1990



## Storm Canopy Over

Main entrance door with glazed insert to

## Entrance Area

Stairs to first floor, utility cupboard with space and plumbing for washing machine, storage cupboard, vertical contemporary style radiator, wood effect flooring.

## Kitchen/Breakfast Room

19' 8" x 8' 2" (5.99m x 2.49m)

Double glazed window to rear aspect, re-fitted in a range of base, drawer and wall mounted units with complementing work surfaces over and up-stands, single drainer sink unit with mixer tap, electric oven and hob with cooker hood over, integrated dishwasher, space for American style fridge freezer, breakfast bar with base units, wall mounted thermostat for underfloor heating, wood effect flooring, door with glazed insert to rear aspect.

## Living Room

11' 6" x 10' 6" (3.51m x 3.20m)

Double glazed window to rear aspect, wall mounted thermostat for underfloor heating, wood effect flooring.

## Study

10' 6" x 7' 8" (3.20m x 2.34m)

Double glazed window to front aspect, wall mounted thermostat for underfloor heating, wood effect flooring.

## First Floor Landing

Double glazed window to front aspect, radiator.

## Bedroom 1

13' 1" x 10' 8" (3.99m x 3.25m)

Double glazed window to rear aspect, radiator.

## Bedroom 2

13' 1" x 8' 6" (3.99m x 2.59m)

Double glazed window to rear aspect, radiator.

## Family Shower Room

Double glazed window to front aspect, re-fitted in a three piece suite comprising floating low level WC with concealed cistern, vanity wash hand basin, shower cubicle with drench style shower over and additional shower attachment, complementing tiling, heated towel rail, tiled flooring.

## Cloakroom

Double glazed window to front aspect, fitted with a toilet/sink combination, contemporary tiling, contemporary style radiator.

## Outside

The front garden is open plan and laid to lawn. To the rear of the property is secure off road parking with double timber gates. The garden is laid to lawn with a patio seating area, outside lighting and power point, storm canopy of the rear door, brick built outhouse, timber shed and fully enclosed.

## Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

## Tenure

Freehold

Council Tax Band - A