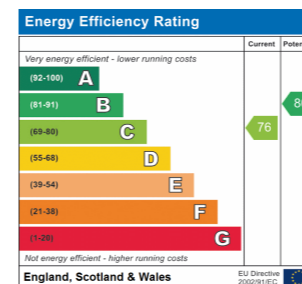
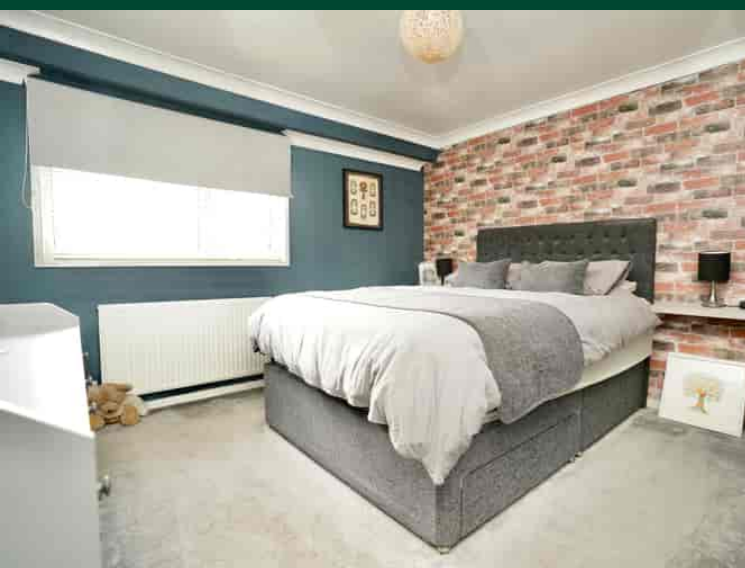




47 Coldhams Crescent, Huntingdon PE29 1UE

Guide Price £250,000

- Well Presented Extended Terraced Home
- Four Bedrooms
- Sitting Room And Family Room
- Fitted Kitchen/Breakfast Room
- Re-Fitted Family Bathroom
- Landscaped Private Rear Garden
- On Street Parking Close By
- Popular Estate Location



**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

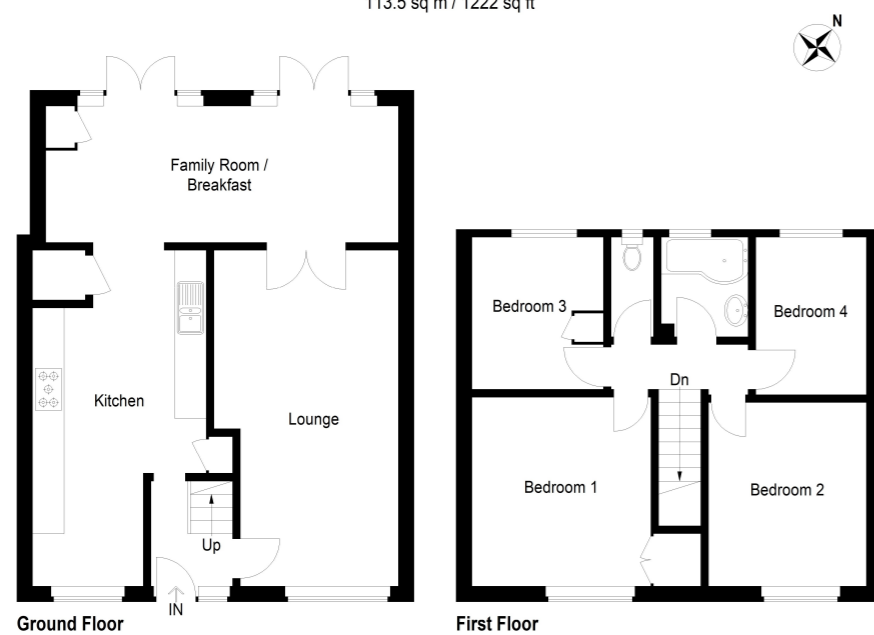
**Huntingdon 01480 414800**

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

huntingdon@peterlane.co.uk



Approximate Gross Internal Area  
113.5 sq m / 1222 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. (ID1010255)  
Housepix Ltd

**Peter Lane & Partners**  
EST 1990

## UPVC Double Glazed Front Door To

### Entrance Hall

Stairs to first floor with glass balustrade, laminate flooring.

### Living Room

19' 7" x 11' 0" (5.97m x 3.35m)

UPVC window to front aspect, radiator, TV point, telephone point, display recess, laminate flooring, inner access to

### Family Room

22' 0" x 8' 1" (6.71m x 2.46m)

Two sets of UPVC French doors to garden terrace to the rear, cupboard storage, part ceramic and part laminate flooring.

### Kitchen

26' 11" x 11' 2" (8.20m x 3.40m)

An impressively proportioned, extended room fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer one and a half bowl sink unit with mixer tap, electric and gas cooker points, cooking range (available by discussion) with extractor unit above, drawer units, tiled surrounds, coving to ceiling, ceramic tiled flooring.

### First Floor Landing

Access to insulated loft space, coving to ceiling.

### Bedroom 1

11' 6" x 11' 2" (3.51m x 3.40m)

Radiator, wardrobe with hanging and shelving, UPVC window to front aspect.

### Bedroom 2

11' 6" x 9' 10" (3.51m x 3.00m)

UPVC window to front aspect, wardrobe range with hanging and shelving, dado rail, coving to ceiling.

### Bedroom 3

9' 6" x 8' 2" (2.90m x 2.49m)

UPVC window to rear aspect, radiator, airing cupboard housing hot water cylinder and shelving, coving to ceiling.

### Bedroom 4

9' 6" x 6' 11" (2.90m x 2.11m)

UPVC window to rear aspect, radiator, coving to ceiling.

### Cloakroom

Fitted with low level WC, UPVC window to rear aspect, vinyl flooring.

### Family Bathroom

5' 8" x 5' 3" (1.73m x 1.60m)

Re-fitted in a two piece white suite comprising pedestal wash hand basin, P shaped panel bath with independent shower unit over, UPVC window to rear aspect, vinyl floor covering.

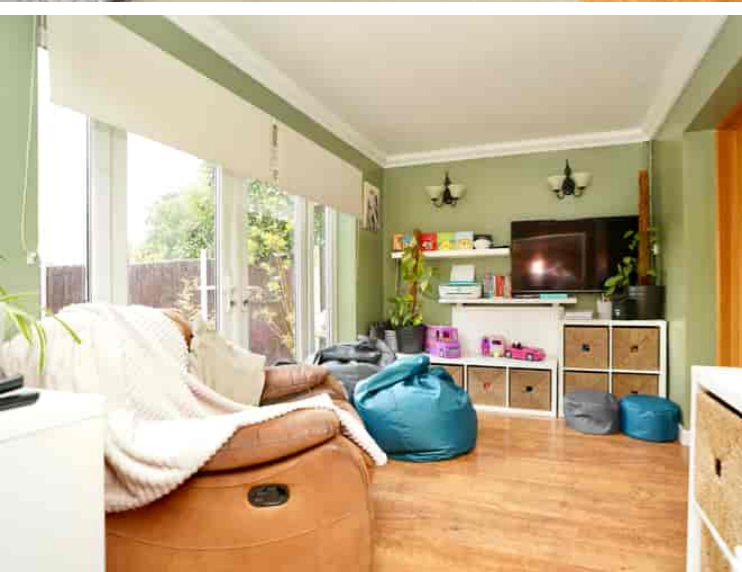
### Outside

There is a pleasantly arranged front garden enclosed by brick walling and fencing. The rear garden measures approximately 27' 11" x 23' 0" (8.51m x 7.01m) with a paved terrace, shaped lawn and further seating area, a good sized brick built shed/work shop and gated access to the rear. Parking is available on street and in several communal areas close by subject to availability.

### Tenure

Freehold.

Council Tax Band - B



Huntingdon Office 60-62 High Street, Huntingdon, Cambridgeshire PE29 3DN

01480 414800

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

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.