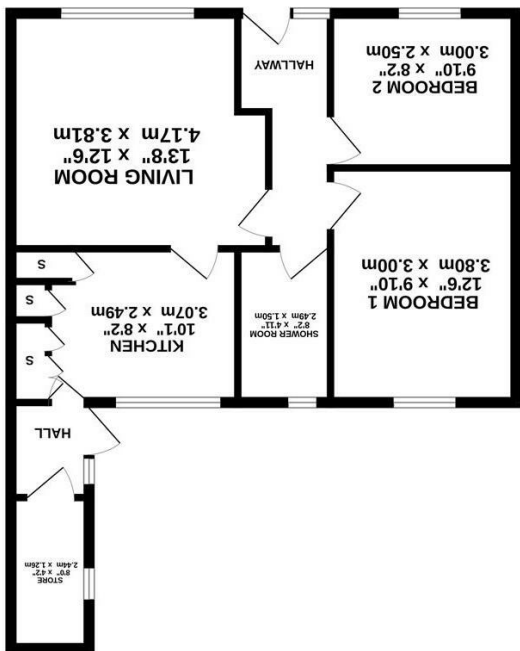


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.

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Corby  
1A SPENCER COURT  
CORBY  
NORTHAMPTONSHIRE  
NN17 1BH

Thrapston  
22 HIGH STREET  
THRAPSTON  
NORTHAMPTONSHIRE  
NN14 4JH

Rothwell  
30 HIGH STREET  
ROTHWELL  
NORTHAMPTONSHIRE  
NN14 6BQ

Kettering  
12B HORSEMARKET  
KETTERING  
NORTHAMPTONSHIRE  
NN16 0DQ

9 Ferriman Road, Huntingdon, PE28 0TQ  
£275,000





Ideally positioned within the sought after village of Spaldwick is this well presented two bedroom semi detached bungalow that is offered onto the market with no onwads chain. The bungalow comprises a sizeable living room, kitchen, versatile storage room, two double bedrooms and a three piece shower room. Externally, you will find a fully enclosed rear garden with side access and off road parking for up to three vehicles.

Upon entry you are welcomed into the hallway where majority of the accommodation is accessible. The living room is large in size and benefits from an air conditioning unit and a large window looking out onto the front lawn. A door to the rear leads you through to the kitchen that is fitted with a range of cabinetry including three handy storage cupboards and access to the rear hall which in turn allows access to a versatile storage room. The shower room is fitted with a three piece suite including a shower cubicle, low level WC and vanity wash hand basin with storage below. The two double bedrooms complete the accommodation.

Spaldwick is a charming village that offers a primary school, 'The George' public house and a service station with a Waitrose shop, Costa Coffee and Greggs. The property is around a fifteen minute drive from Huntingdon that provides an abundance of further amenities including schools, shops, restaurants, cafes and a number of healthcare facilities.

Council Tax Band: A

EPC Rating: TBC

Agents Note: The property also features owned solar panels.



#### Living Room

13'8" x 12'5" (4.17 x 3.81)

#### Kitchen

10'0" x 8'2" (3.07 x 2.49)

#### Bedroom One

12'5" x 9'10" (3.80 x 3.00)

#### Bedroom Two

9'10" x 8'2" (3.00 x 2.50)

#### Shower Room

8'2" x 4'11" (2.49 x 1.50)

#### Store

8'0" x 4'1" (2.44 x 1.26)