



## Nene Road, Huntingdon, PE29 1RD

End Terraced House - 4 Bedrooms - Kitchen/Breakfast Room & Utility Area - Lounge - Family Bathroom & Ground Floor WC - Enclosed Rear Garden - Driveway To Front - Call To View (01354) 696700

**£220,000**



#### Ground Floor

Entrance Hall  
Single radiator.

WC  
Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback and vinyl flooring.

Bedroom 1  
4.68m (15'1") x 2.63m (8'6")  
Double glazed window to front, built in storage cupboard and radiator.

#### First Floor

Lounge  
4.55m (14'9") x 3.09m (10'1")  
Double glazed window to rear, radiator and double glazed door leading to the garden.

Utility Area  
4.02m (13'1") x 1.63m (5'3")  
Fitted with a base level units with worktop space over, plumbing for washing machine, space for tumble dryer and double glazed window to front.

Kitchen/Breakfast Room  
4.02m (13'1") x 2.76m (9")  
Fitted with matching base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for fridge/freezer, built-in oven, built-in hob, double glazed window to front and vinyl flooring.

#### Second Floor

Bedroom 3  
3.09m (10'1") x 2.84m (9'3")  
Double glazed window to rear and radiator.

Bedroom 4  
2.21m (7'2") x 1.63m (5'3")  
Double glazed window to rear and radiator.

Landing  
Built in storage cupboard.

Bedroom 2  
4.55m (14'9") x 2.28m (7'4")  
Double glazed window to front and radiator.

Bathroom  
Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, tiled splashbacks, heated towel rail and vinyl flooring

Outside  
This property offers parking to the front and an enclosed rear garden which comprises of patio area and a raised artificial grass area to the rear, there is also a gravelled border to the side.

EPC Rating - C



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS



Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.