





LATCHAM
DOWLING
01480 775900
-FOR SALE-

Sapley Road, Huntingdon, PE29 1YG
£500,000

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LATCHAM
DOWLING

ESTATE AGENTS

*****DETACHED AND EXTENDED BUNGALOW ON AN ESTABLISHED PLOT OF AROUND 0.2 ACRES*****

Latcham Dowling Estate Agents are delighted to bring to the market (for the first time in over 30 years) this established and deceptively spacious detached bay fronted bungalow, occupying a surprisingly large plot within this sought after non estate location.

Now, as much as the bungalow does require some cosmetic updated and refurbishment, the potential is HUGE and with the size and shape of the plot, there are so many options available if anyone wanted to extend further, or even look to develop the plot potentially (subject to the relevant consents).

Properties like this very rarely become available and viewing is essential to fully appreciate the scale and scope of the potential we feel is on offer!!

Entrance Via

Kitchen/ Breakfast Room

22'4 x 10'2 max (6.81m x 3.10m max)

Lounge

18'3 x 11'10 (5.56m x 3.61m)

Inner Hallway

30'0 x 3'5 (9.14m x 1.04m)

Dining Room

13'1 x 10'5 (3.99m x 3.18m)

Bedroom One

19'4 x 9'4 min (5.89m x 2.84m min)

En Suite Shower Room

8'9 x 6'0 min (2.67m x 1.83m min)

Bedroom Two

10'3 x 9'0 (3.12m x 2.74m)





Bedroom Three
12'0 x 9'6 (3.66m x 2.90m)

Shower Room
7'11 x 6'0 (2.41m x 1.83m)

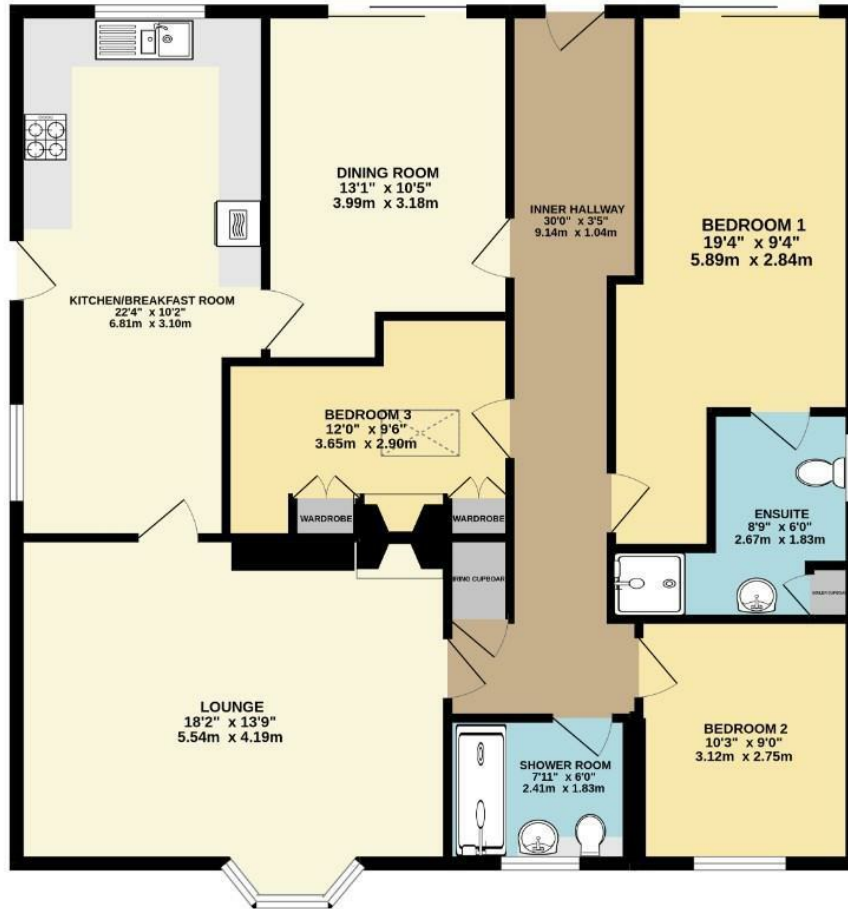
Rear Garden

Double Garage
18'7 x 15'8 (5.66m x 4.78m)

Front Garden and Driveway

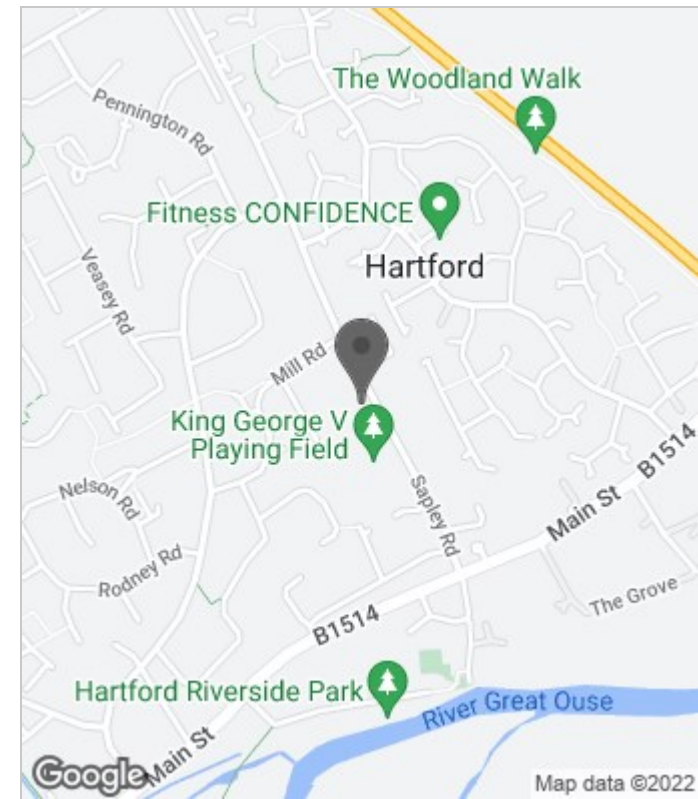


GROUND FLOOR
1255 sq.ft. (116.6 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any errors, 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 no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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