



## 8 High Street, Huntingdon

Guide Price £250,000





## 8 High Street

Huntingdon, Huntingdon

Offers invited between £250,000 to £275,000. A quirky yet functional two double bedroom character home with sunny south facing courtyard garden, offered with the benefit of no forward chain. Ideally located on a no through road part of the High Street and walking distance to the Train Station.

Council Tax band: B

Tenure: Freehold

- Quaint, terraced, character home.
- Two double bedrooms.
- The Gross Internal Floor Area is approximately 914 sq/ft / 85 sq/metres.
- South facing rear courtyard garden.
- Two large reception rooms, first floor bathroom and downstairs cloakroom.
- On street parking available to the front of the property.
- Ideally placed in a Town Centre location.
- The Property is sold with the benefit of No Forward Chain.
- Lovely, quirky, features throughout including exposed brickwork and timber beams.
- EPC: D.





## INTRODUCTION

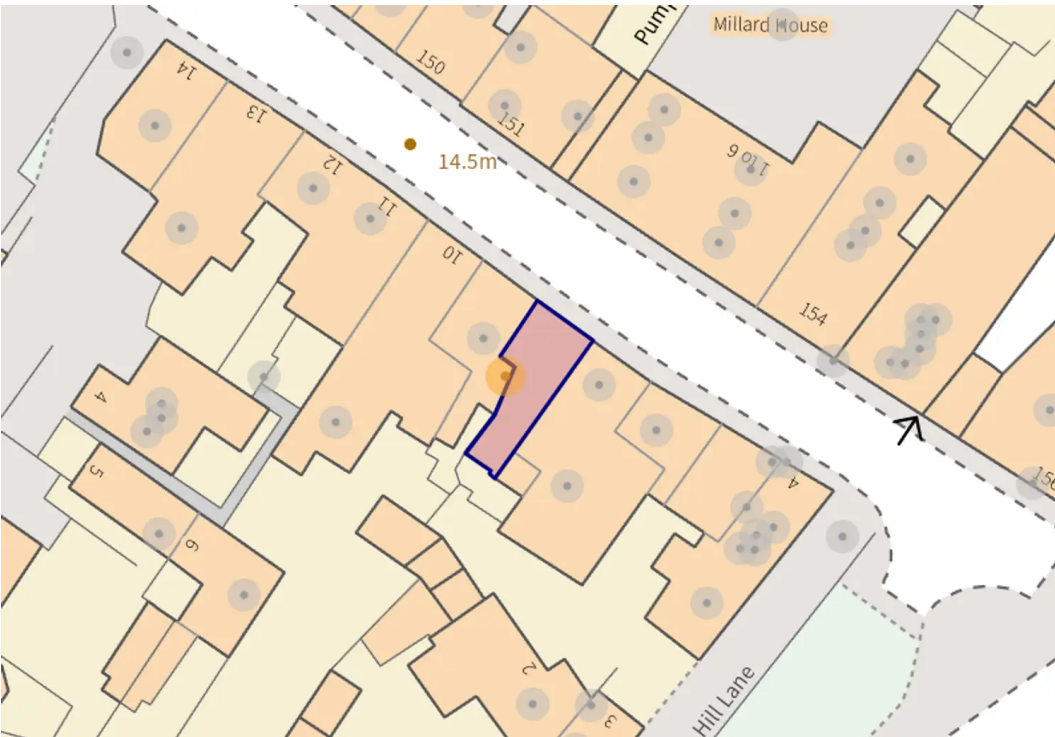
A deceptively spacious character home, ideally located on a no through road within the heart of Huntingdon Town Centre. The property has a handy entrance porch to the front with space for coats and shoes, leading into a spacious living room with exposed brick inglenook fireplace and spiral staircase to the first floor. The dining room is a good size and is open to the kitchen which is fitted with a range of wall and base mounted cupboard units. There is also a rear lobby and downstairs cloakroom. The first floor has a spacious bedroom with windows to the front elevation as well as a contemporary, yet in keeping, bathroom with shower over the bath and tiled surrounds. The second floor has a further double bedroom with windows to the front and rear elevations. To the rear of the property is a small low maintenance garden, southerly facing, with gated rear access.

## LOCATION

Situated within Huntingdon Town Centre, the property provides easy access onto the A14/A1 road network. Schools catering for all age groups, both private and public can be found within a 20 mile radius. Huntingdon itself benefits from a variety of independent shops, larger supermarkets and retail outlets. Within walking distance, Huntingdon Train Station provides access to London Kings Cross in under an hour.



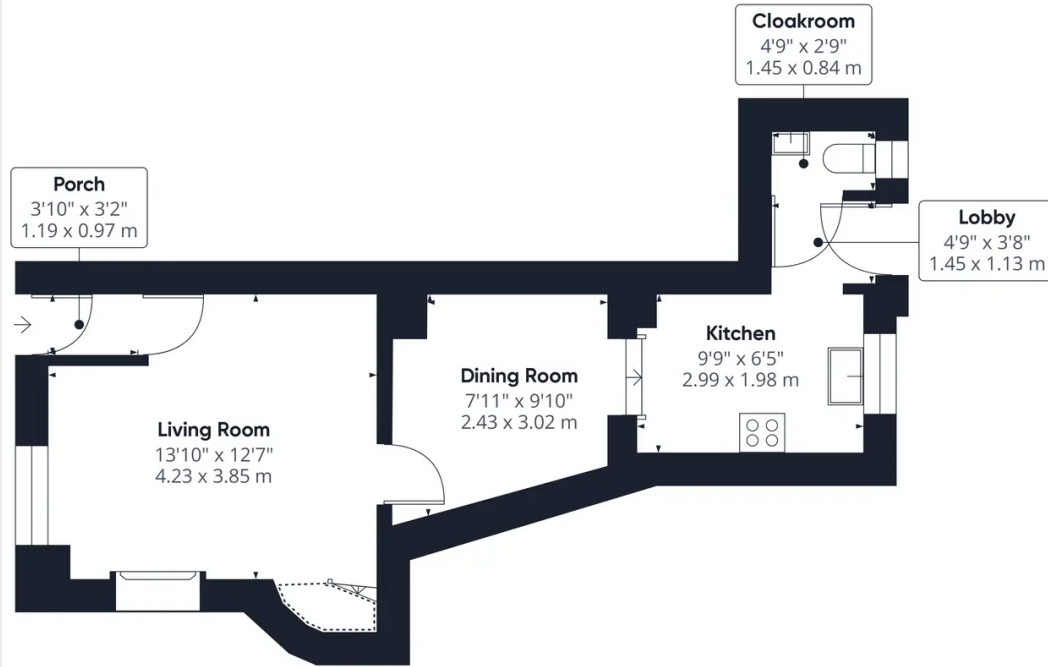




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>85</b>
	<b>57</b>	
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>85</b>
	<b>57</b>	
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		





Ground Floor

**Approximate total area<sup>1)</sup>**  
367.42 ft<sup>2</sup>  
34.13 m<sup>2</sup>

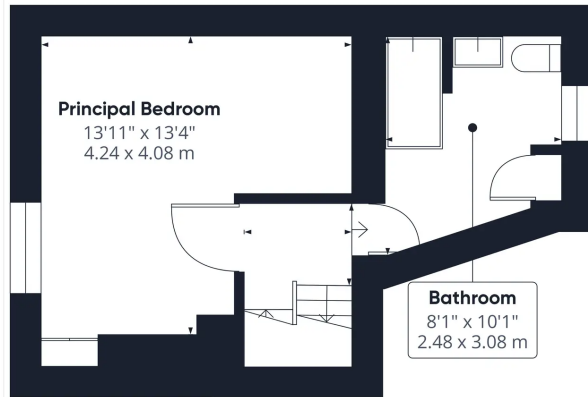
**Reduced headroom**  
6.38 ft<sup>2</sup>  
0.59 m<sup>2</sup>

Excluding balconies and terraces

□ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Floor 1

**Approximate total area<sup>1)</sup>**  
271.28 ft<sup>2</sup>  
25.2 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Floor 2

**Approximate total area<sup>1)</sup>**  
146.65 ft<sup>2</sup>  
13.63 m<sup>2</sup>

**Reduced headroom**  
23.29 ft<sup>2</sup>  
2.16 m<sup>2</sup>

Excluding balconies and terraces

□ Reduced headroom  
Below 1.5m/4.92ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360