



6 Goldfinch Close, Hartford  
£485,000

 **Oliver James**  
Property Sales & Lettings



## 6 Goldfinch Close

Hartford, Huntingdon

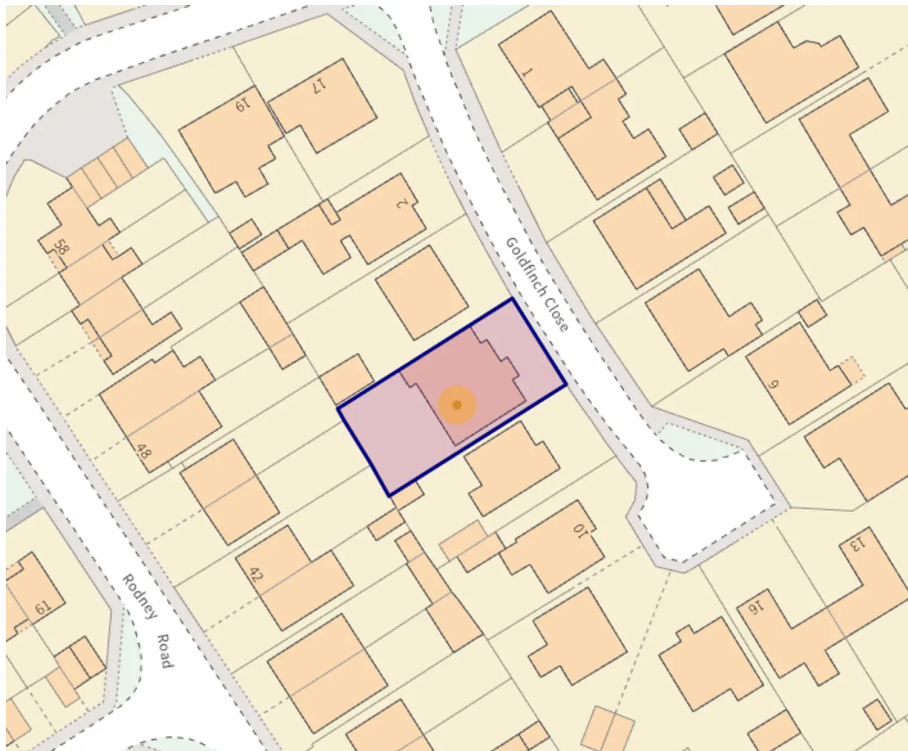
A substantial detached home providing versatile living accommodation of 1,657 sq.ft / 154 sq.metres with oversized garaging and south / westerly facing rear garden. No chain. Council Tax band: D

Tenure: Freehold

- Detached family home.
- Four bedrooms / three bathrooms.
- The Gross Internal Floor Area is approximately 1657 sq.ft / 154 sq.metres.
- A total plot size of 0.10 acres.
- Versatile living accommodation, ideal for multi generational living.
- Contemporary, sociable living and dining accommodation.
- Oversized garaging with power and lighting.
- Pleasant location close to great local amenities.
- The Property is sold with no forward chain.
- EPC: D.







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>	68	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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>		78
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

