



**3 Ford End, Alconbury**  
**£365,000**

 **Oliver James**  
Property Sales & Lettings





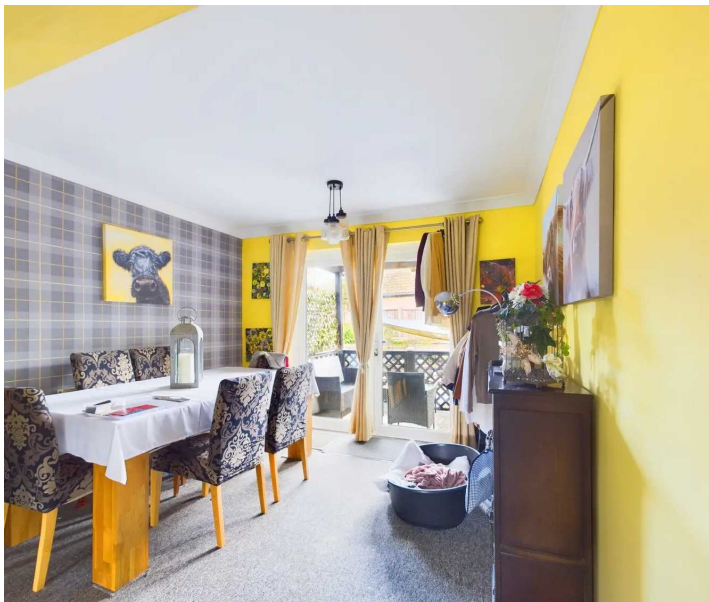
## 3 Ford End

Alconbury, Huntingdon

A four bedroom / two bathroom detached home with single garaging and west facing garden.  
Council Tax band: D

Tenure: Freehold

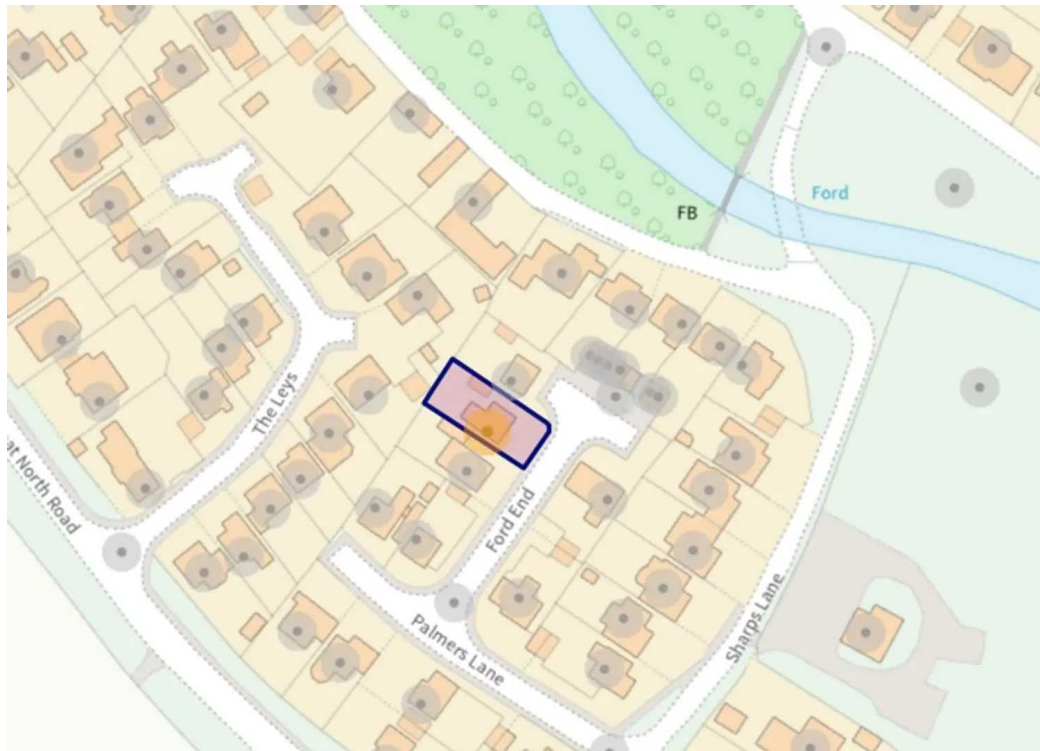
- Detached family home.
- Four bedrooms.
- The Gross Internal Floor Area is approximately 1078 sq.ft / 100 sq.metres.
- Downstairs WC, family bathroom and en-suite shower room.
- Two spacious reception rooms.
- Single garage with power and lighting.
- Westerly facing rear elevation.
- Quick access onto the A1 road network / 6 mile drive to Huntingdon Train Station.
- The Property is sold with no onward chain.
- EPC: TBC.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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