



22a Ingram Street, Huntingdon
£250,000

 **Oliver James**
Property Sales & Lettings



22a Ingram Street

Huntingdon, Huntingdon

A unique, character cottage, sited in the enviable older part of Huntingdon close to idyllic riverside walks. Off road parking and no forward chain.

Council Tax band: B

Tenure: Freehold

- Unique deceptively spacious character cottage.
- Two double bedrooms.
- The Gross Internal Floor Area is approximately 871 sq/ft / 81 sq/metres.
- Sited within the desirable older part of Huntingdon Town Centre.
- A short stroll away from the High Street, shops, bars and restaurants.
- Enclosed rear courtyard garden.
- A 10 minute walk to Huntingdon Train Station.
- Easy access to the A14 road network - Cambridge in 30 / 35 minutes.
- Off road parking space.
- EPC: E.

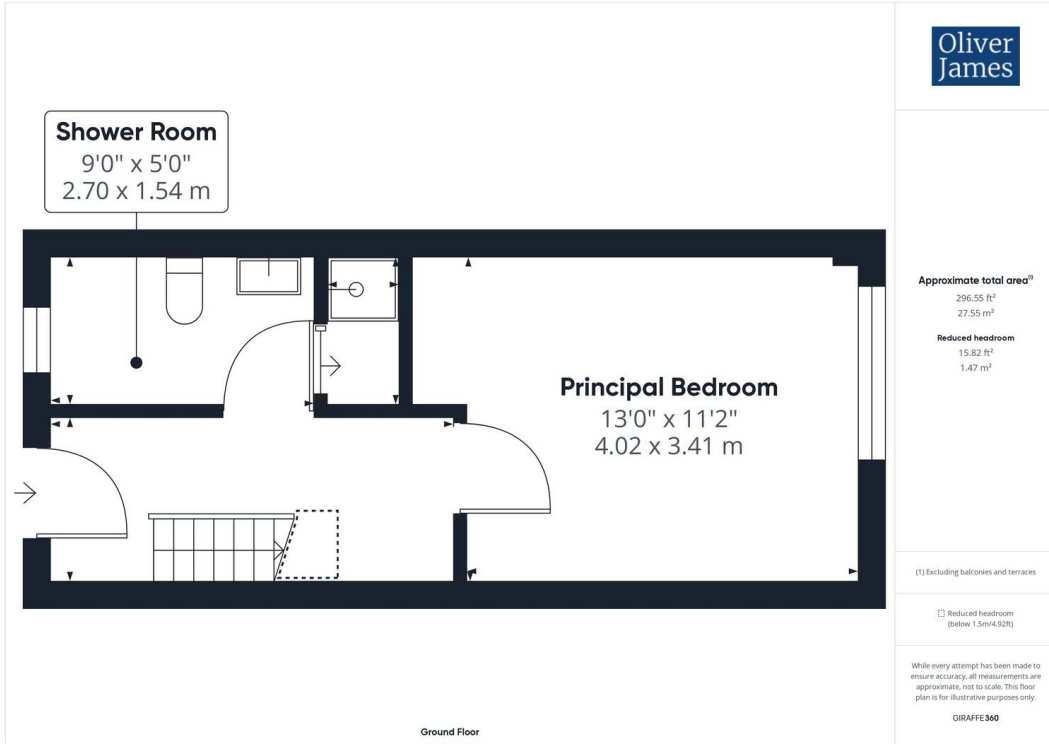






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





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Oliver James Property Sales & Lettings, 1 George Street - PE29 3AD

01480 458762

enquiries@ojproperty.co.uk

www.ojproperty.co.uk/

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