



17 Manor Lane, Alconbury

Guide Price **£250,000**

 **Oliver James**
Property Sales & Lettings



17 Manor Lane

Alconbury, Huntingdon

A well-proportioned bungalow with modernised kitchen, single garage and additional brick built workshop/store. Offered with no onward chain.

Council Tax band: C

Tenure: Freehold

- Two bedrooms.
- Semi-detached bungalow.
- The Gross Internal Floor Area is approximately 673 sq.ft / 62 sq.metres.
- Single garage with power and lighting.
- Sited within walking distance of local doctors, shop and pub.
- Recently modernised kitchen.
- Additional brick built store / workshop with power and lighting.
- 5 miles / just over a 10 minute drive into Huntingdon.
- The Property is sold with no forward chain.
- EPC: D.







GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 673 sq.ft / 62 sq.metres.

PORCH

2' 6" x 8' 1" (0.76m x 2.46m)

A UPVC porch to the front elevation.

HALLWAY

The hallway provides access to all rooms and the loft.

BEDROOM TWO

9' 10" x 7' 3" (3.00m x 2.21m)

A single bedroom with a window to the front and airing cupboard housing the hot water tank.

PRINCIPAL BEDROOM

11' 10" x 9' 7" (3.61m x 2.92m)

A double bedroom with window to the rear.

LIVING ROOM

11' 7" x 13' 8" (3.53m x 4.17m)

A well proportioned living room with a window to the front.

BATHROOM

7' 0" x 7' 1" (2.13m x 2.16m)

Fitted with a three piece suite comprising panelled bath with independent shower over, close coupled WC and wash hand basin. There is also an obscure window to the rear and tiled surrounds.

KITCHEN

10' 0" x 9' 7" (3.05m x 2.92m)

The kitchen has been modernised with a contemporary range of cupboard units and granite effect worktop. A window overlooks the rear, there is space for a fridge /freezer, plumbing for a washing machine, stainless steel sink with drainer and electric cooker with extractor sited above.

CONSERVATORY

8' 2" x 9' 9" (2.49m x 2.97m)

A UPVC conservatory with door to the side.





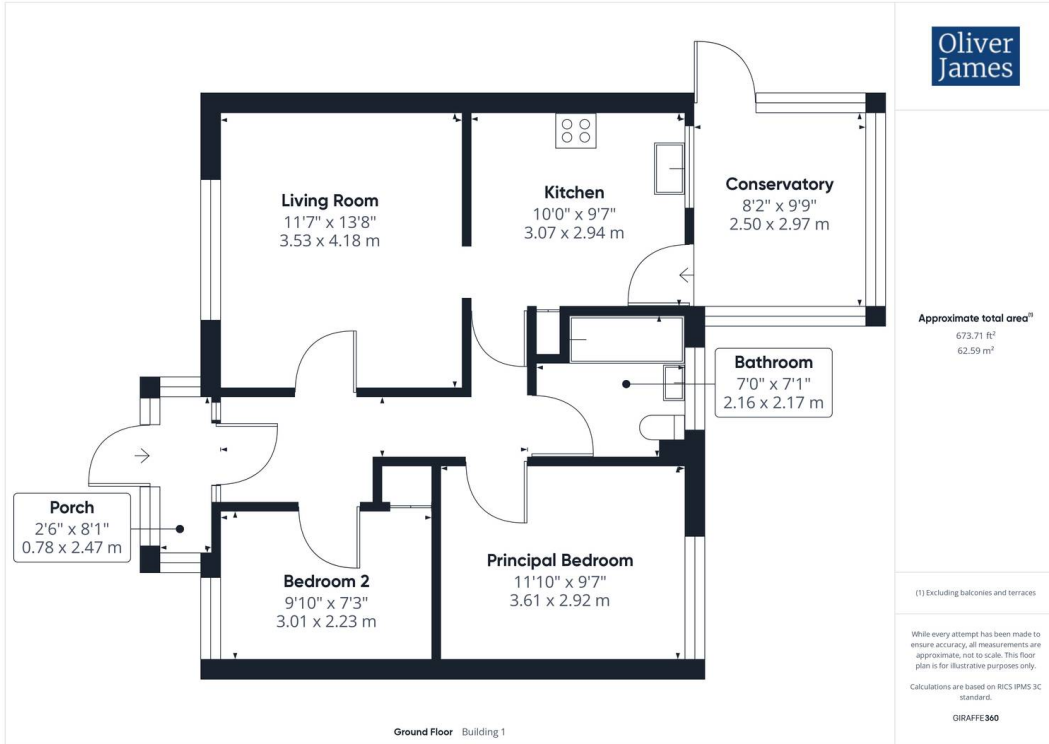
aying Field
7214
17.298ha
42.74

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





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