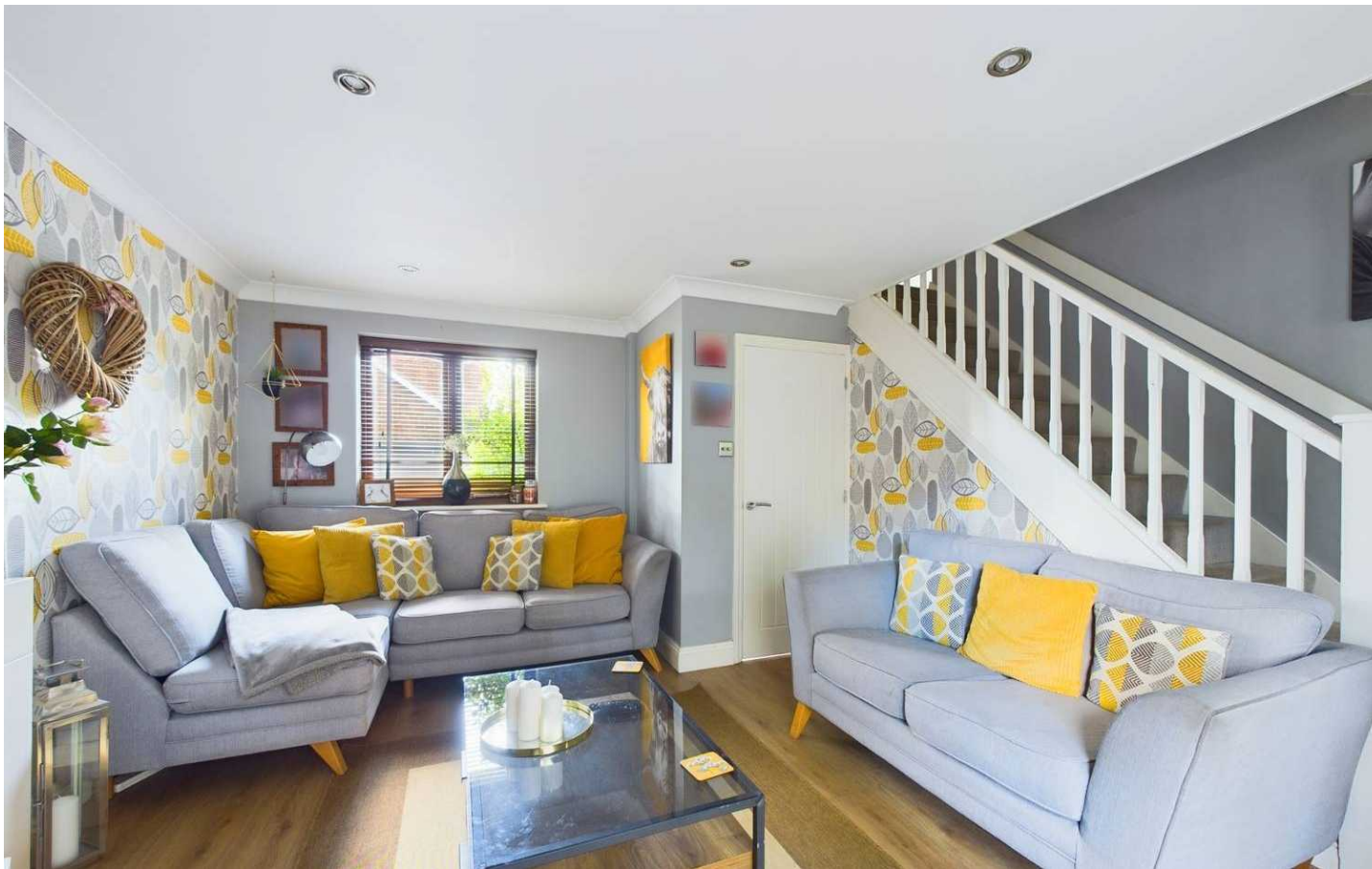




5 Peregrine Close, Hartford
£375,000



5 Peregrine Close

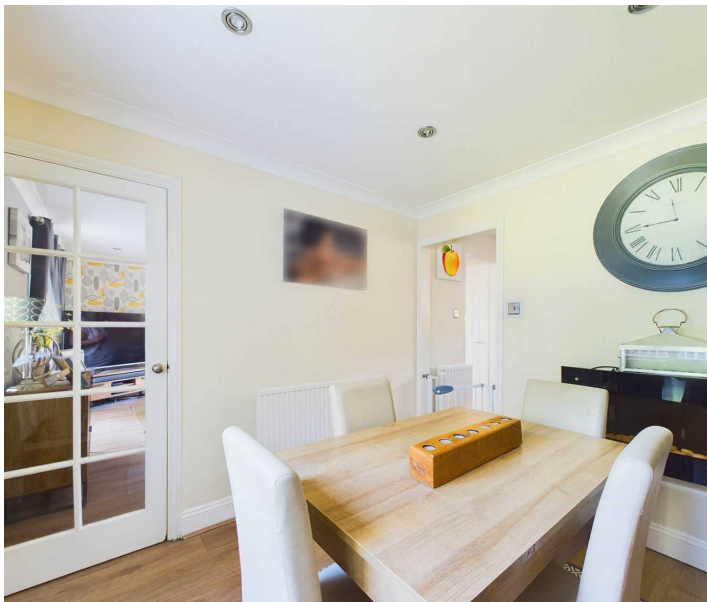
Hartford, Huntingdon

Situated within a quiet cul-de-sac, this detached three bedroom / two bathroom has single garaging and a lovely rear garden.

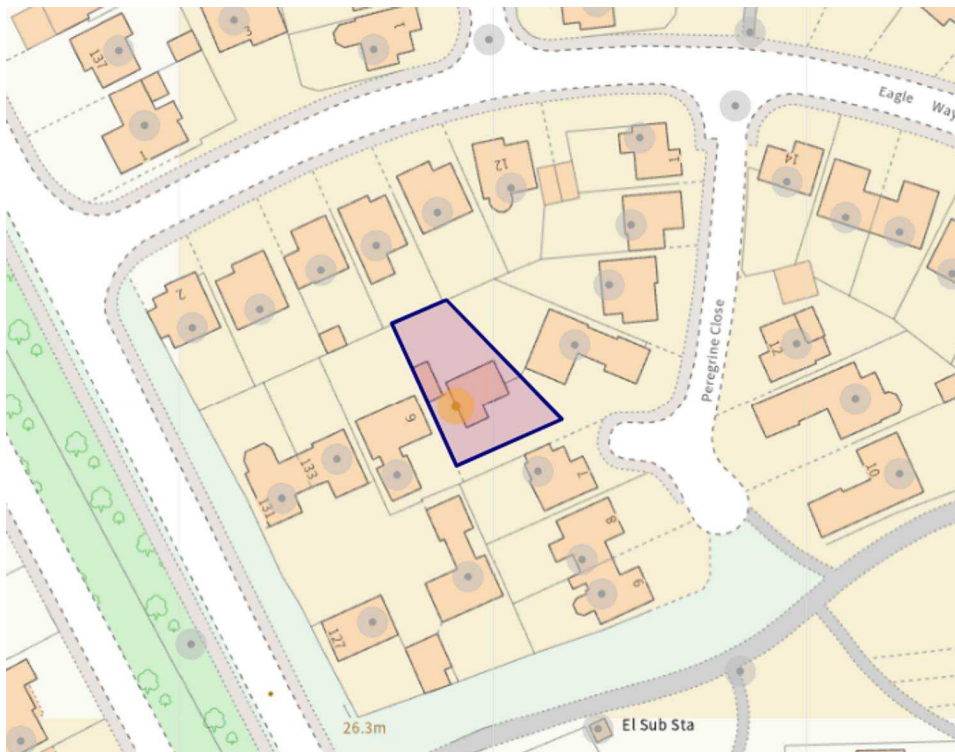
Council Tax band: D


Tenure: Freehold


- Detached home in a quiet cul-de-sac position.
- Three bedrooms.
- En-suite, family bathroom and downstairs WC.
- Single garage with power & lighting.
- A sought after location within the desired birds estate of Huntingdon.
- Close to local schooling, amenities and shops.
- Under a 10 minute drive / 15 minute cycle ride to the Train Station.
- Easy access to the A14 - Cambridge in just a 35 minute drive.
- Driveway parking.
- EPC: C.

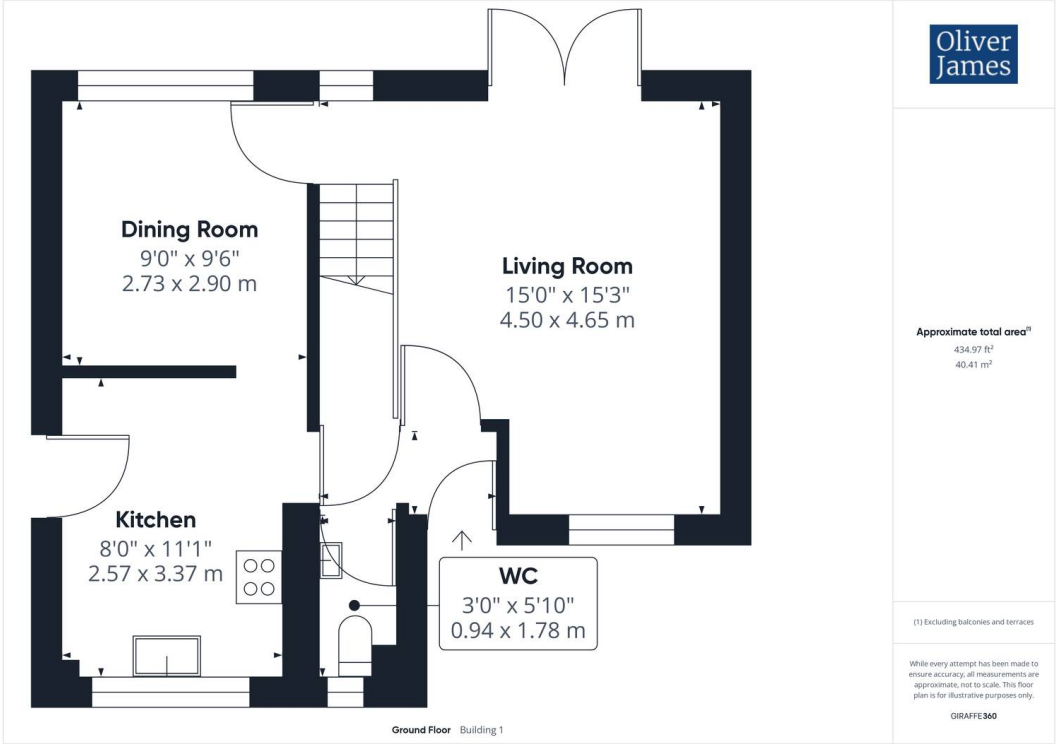






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		





Oliver James Property Sales & Lettings

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

01480 458762

enquiries@ojproperty.co.uk

www.ojproperty.co.uk/

 **Oliver James**
Property Sales & Lettings