



1 Ingram Street, Huntingdon

Guide Price £400,000

 **Oliver James**  
Property Sales & Lettings



# 1 Ingram Street

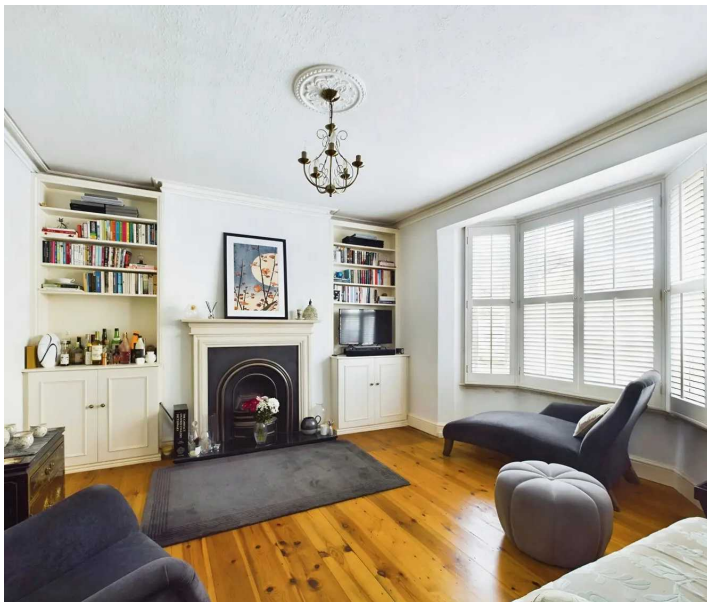
Huntingdon, Huntingdon

A characterful home of 1231 sq.ft. / 131 sq.metres situated in the older part of Huntingdon with sunny south / west facing garden. Ideally situated just a short stroll from the Town Centre and Train Station.

Council Tax band: C

Tenure: Freehold

- Tastefully presented Victorian home.
- The Gross Internal Floor Area is approximately 1231 sq.ft. / 131 sq.metres.
- Four bedrooms.
- Under a 5 minute stroll to Huntingdon High Street with a range of shops, bars and restaurants.
- South / west facing rear garden with side access.
- Lovely features including sash windows, stripped exposed floorboards and high ceilings throughout.
- A 15 minute walk to the Train Station with fast lines into London in under 50 minutes.
- Extended kitchen / breakfast room with vaulted ceiling and downstairs WC.
- The property is double glazed throughout.
- EPC: D.



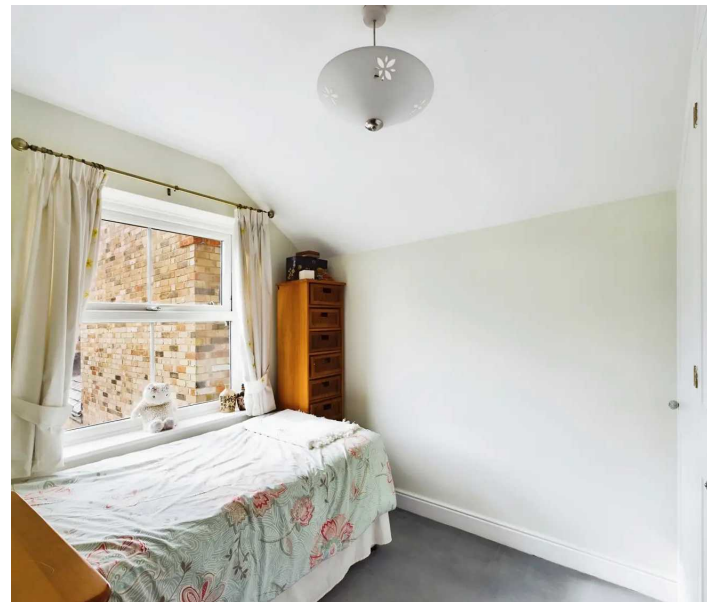


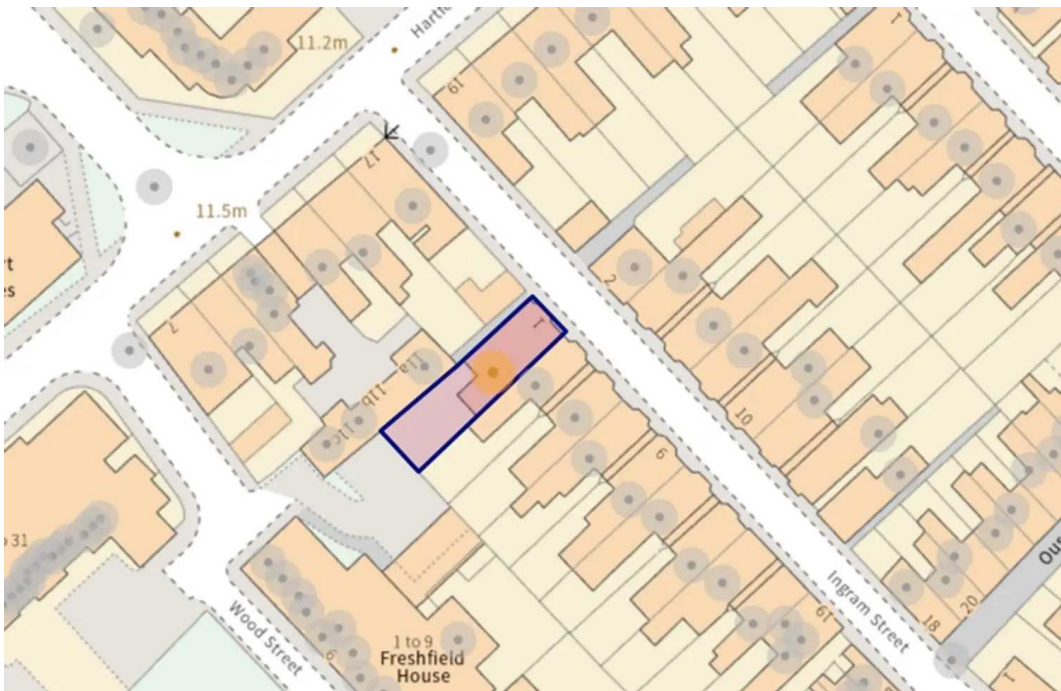
## INTRODUCTION

This lovely end-of-terrace Victorian home is ideally situated in the older part of Huntingdon, just a 5 minute stroll to the range of shops, bars and restaurants within Huntingdon Town Centre. The accommodation is versatile with three reception rooms presenting space for living, dining as well as working from home. The kitchen has been extended to the rear to include a light and airy vaulted ceiling breakfast room and WC with access into the rear garden. Upstairs there are four bedrooms, all benefiting from storage, with a tastefully fitted family bathroom with four piece suite. The landing is spacious and with the orientation of the stairs and two large cupboard it presents an opportunity for a loft conversion, subject to the relevant consent, as some similar properties have had completed in the locality. Ideal for commuting to the City, the Train Station is a short walk away, with fast lines into London in under 50 minutes. The bus station just 5 minutes walk away which picks up the guided bus into Cambridge in under 45 minutes and there is easy access onto the A14 / A1 road network. **EPC Rating: D**

## LOCATION

The property is situated in the older part of central Huntingdon and just a 2 minute walk from the High Street, local shops and supermarkets. Schools catering for all age groups, both private and public can be found within a 20 mile radius of Huntingdon. The town itself benefits from a variety of independent shops, larger supermarkets, restaurants and bars as well as retail outlets. Huntingdon Train Station provides access to London Kings Cross / St Pancras in under an hour and is a short walk away. The bus station picks up the guided bus into Cambridge in under 45 minutes and there is easy access to the A14 road network which takes you into central Cambridge in under 30 minutes.





### 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>		75
(55-68) <b>D</b>	61	
(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>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

