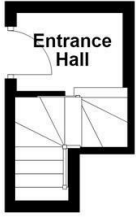


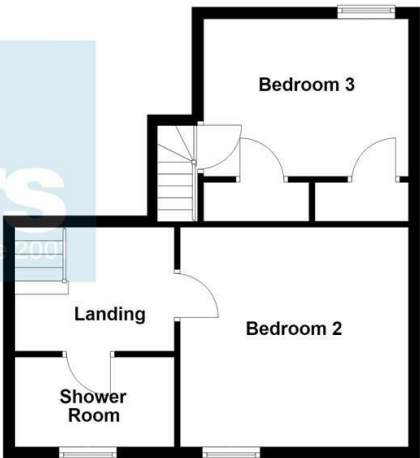
Ground Floor
Approx. 5.0 sq. metres (54.3 sq. feet)



First Floor
Approx. 58.0 sq. metres (624.5 sq. feet)



Second Floor
Approx. 40.0 sq. metres (430.5 sq. feet)



Total area: approx. 103.1 sq. metres (1109.3 sq. feet)

GROUND FLOOR
Entrance door to:

Entrance Hall
Stairs leading to first floor.

FIRST FLOOR

Landing

Kitchen
3.09m (10'2") x 2.85m (9'4")

Lounge
4.97m (16'4") x 3.83m (12'7")

Bedroom 1
4.41m (14'6") x 2.69m (8'10")

Bathroom

SECOND FLOOR
Split into two sections accessible from two staircase

AREA ONE

Landing

Bedroom 2
3.91m (12'10") x 3.82m (12'6")

Shower Room
2.76m (9'1") x 1.55m (5'1")

AREA TWO

Bedroom 3
3.55m (11'8") x 2.73m (8'11")

OUTSIDE
One allocated off-road parking space.

FURTHER INFORMATION
Deposit: £1,557
Council Tax Band: B
EPC rating: E
Minimum household income required to pass referencing: £40,500

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith, but should be independently verified

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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PROPERTY SUMMARY

A three-bedroom maisonette ideally situated within the heart of the town centre, offering convenient access to a wide range of local amenities. The accommodation is versatile and well-suited to a variety of tenants, with the added benefit of parking to the rear.

Perfect for commuters, the property is located within proximity to Huntingdon train station, providing direct access to London in under an hour.

Offered to the market available mid-August, this property presents an excellent opportunity for those seeking convenience and connectivity.

Deposit: £1,557

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