



## Coronation Avenue, Warboys, Huntingdon, PE28 2TL

First Floor Maisonette - 2 Bedrooms - Lounge - Kitchen - Family Bathroom - Off Set Garden & On Road Parking - Council Tax Band A - Deposit £923.07 - Available May - Call To View (01354) 696700

**£800 pcm**



**Ground Floor**

Entrance  
Stairs, door to:

Landing  
Storage cupboard and single radiator.

Kitchen 3.82m (12'5") x 2.75m (9')  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and dishwasher, built-in electric oven, built-in electric hob, double glazed window to side, single radiator and laminate flooring.

Lounge  
4.18m (13'7") max x 3.83m (12'5")  
Double glazed window to side, single radiator and storage cupboard.

Bedroom 1  
4.02m (13'1") x 3.15m (10'3")  
Double glazed window to side and single radiator.

Bedroom 2  
3.37m (11'0") x 2.14m (7'0")  
Double glazed window to side, Storage cupboard and single radiator.

Bathroom  
Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, tiled splashbacks, double glazed window to side, radiator and laminate flooring.

Outside  
There is a concrete path leading to an enclosed rear garden comprising mainly of lawn and shrubs.  
On Road Parking.

EPC Rating - C



**Call to arrange a viewing 01354 696700 T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.