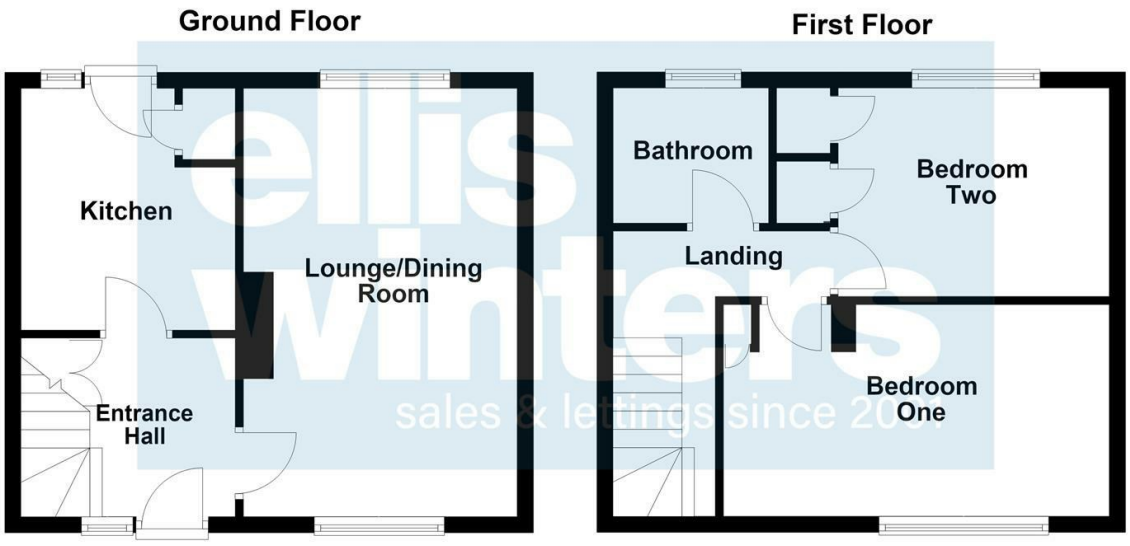

Ground Floor

Entrance Hall

Lounge/Dining Room
5.35m (17'7") x 3.42m (11'3")

Kitchen
3.02m (9'11") x 2.67m (8'9") max

First Floor

Landing

Bedroom One
4.82m (15'10") max x 2.64m (8'8")

Bedroom Two
3.38m (11'1") x 2.61m (8'7")

Bathroom

Outside
To the front of the property is a small enclosed front garden which is mainly Laid to lawn. The rear enclosed garden benefits from a small patio, lawn area, brick build shed and hard standing which provides off road parking, with gated access to behind.

Further Information
Tenure: Freehold
Council Tax:
EPC:

BUYER ID CHECKS
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.
Our team will guide you through the process when you make an offer on a property.

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. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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PROPERTY SUMMARY

A well presented, two bedroom home in the popular location of Huntingdon. The property boasts a generous entrance hall with storage, a 17ft dual aspect lounge/dining room, a modern kitchen, three piece family bathroom and two double bedrooms with built in storage. Outside, there is a small front garden and to the rear, and enclosed garden with a patio, lawn, brick built shed and off road parking provisions. Further on street parking can be found to the rear of the garden. Ideally situated a short distance from local shops and amenities, and Huntingdon's Town Centre and Mainline Train Station, this property would make an ideal First Time Home or Investment Property.

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