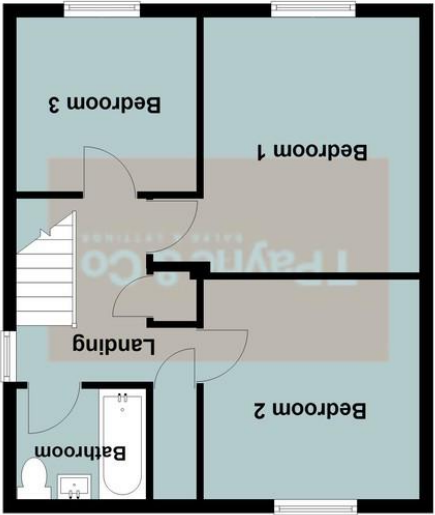
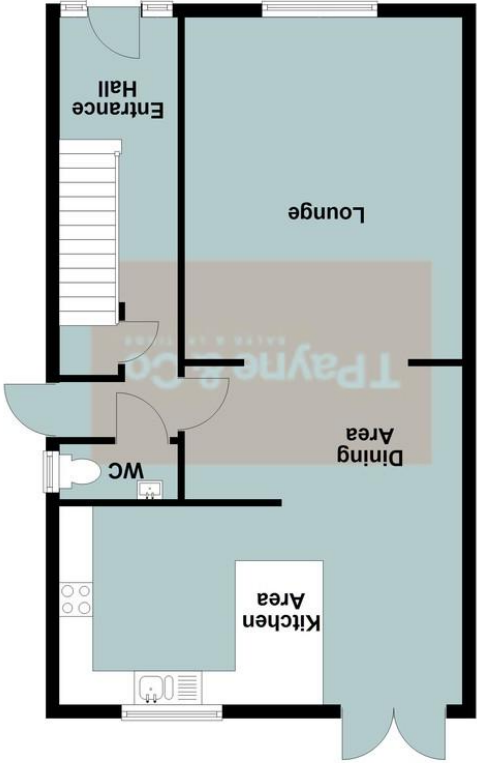


Total area: approx. 103.8 sq. metres (1117.6 sq. feet)



First Floor  
Approx. 43.0 sq. metres (462.5 sq. feet)



Ground Floor  
Approx. 60.9 sq. metres (655.1 sq. feet)

First floor

Ground floor

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School Road, Huntingdon, Cambs, PE28 2SX

Close To Local Amenities - Beautifully Presented - Semi Detached House - 3 Bedrooms - Open Plan Kitchen, Dining & Lounge Areas - Bathroom & Ground Floor WC - Singe Garage & Driveway Parking - Front & Rear Gardens - Call To View (01354) 696700

£305,000





Ground Floor

**Entrance Hall**  
Double glazed entrance door with two full length windows to front, boiler cupboard, radiator, laminate flooring, stairs to first floor, double glazed door to side, door to WC.

**Lounge**  
5.06m (16'7") x 4.13m (13'6")  
Open plan, double glazed window to front, radiator and panelled wall.

**Dining Area**  
4.13m (13'6") x 1.98m (6'6")  
Open plan, radiator and tiled flooring.

**Kitchen Area**  
5.98m (19'8") x 2.94m (9'8")  
Fitted with a matching range of base and eye level units with

worktop space over and matching breakfast bar, 1+1/2 bowl sink with tiled splashbacks, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, radiator, tiled flooring with ceiling spotlights and double glazed double doors to garden.

**WC**  
Double glazed window to side, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, and tiled flooring.

First Floor

**Landing**  
Double glazed window to side, stairs to ground floor, airing cupboard, storage cupboard and doors to:

**Bedroom 1**  
3.96m (13') x 3.78m (12'5")  
Double glazed window to front and radiator.

**Bedroom 2**  
3.32m (10'11") x 3.21m (10'6")  
Double glazed window to rear and radiator.

**Bedroom 3**  
2.67m (8'9") x 2.58m (8'6")  
Double glazed window to front and radiator.

**Bathroom**  
Fitted with three piece suite comprising panelled bath with separate shower over and glass screen, wash hand basin with storage under and part tiled walls, extractor fan, ceiling spotlights and heated towel rail.

**Outside**  
The property has a single garage (with electric, light & rear door access) and driveway parking plus a front garden laid to stone chippings. A side gate gives access to the enclosed rear garden which is mainly laid to lawn with patio area.

EPC Rating: C



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