

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge/Diner
7.11m (23'4") x 3.53m (11'7") max

Kitchen
4.41m (14'6") x 2.61m (8'7")

FIRST FLOOR

Landing

Bedroom 1
3.58m (11'9") max x 2.97m (9'9")

Bedroom 2
3.10m (10'2") x 2.87m (9'5")

Bedroom 3
2.97m (9'9") x 2.87m (9'5")

Shower Room
2.87m (9'5") x 1.78m (5'10")

OUTSIDE

The front garden is laid to lawn and planted with a low level hedge. A block paved driveway provides off road parking and leads to a garage measuring 5.67m (18'7") x 2.97m (9'9") with an up and over door, power and lighting. Gated side access leads to a southerly facing rear garden which is mainly laid to lawn with borders planted with a variety of flowers, shrubs and bushes. The rear

garden also benefits from a patio seating area and garden shed.

FURTHER INFORMATION

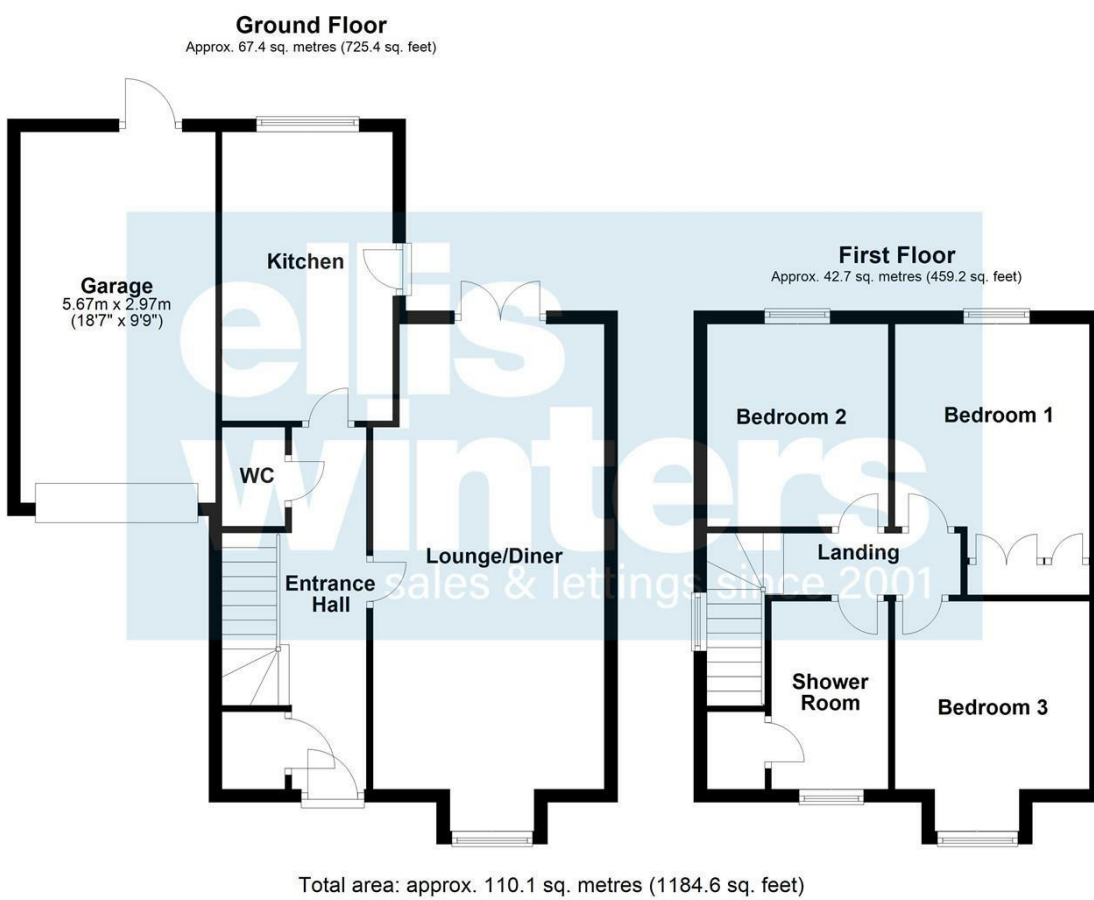
Tenure: Freehold
EPC Rating: C
Council Tax Band: D

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 £40 + VAT (£48) 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.



ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk

ellis winters
sales & lettings since 2001

£400,000

Gardeners Lane

Huntingdon, Cambs, PE29 1AQ

PROPERTY SUMMARY

Tucked away within a private cul-de-sac of just six detached homes, this modern property is offered to the market with No Forward Chain.

The well-proportioned accommodation comprises three double bedrooms, a spacious lounge/diner, kitchen, and a shower room. Further benefits include a convenient ground floor cloakroom, off-road parking, a garage, and a sought-after southerly-facing rear garden.

The property is also ideally located, with attractive riverside walks just a short stroll away, along with a scenic route leading into Huntingdon town centre, offering a range of amenities and a mainline train station providing direct access into London in under an hour.

3



1



1

