



Total area: approx. 80.2 sq. metres (863.6 sq. feet)

Ground Floor

Entrance Hallway

Lounge/Dining Room
6.35m (20'10") x 2.00m (6'7")

Kitchen Breakfast Room
3.71m (12'2") x 2.99m (9'10") max

WC

Under Stairs Storage

First Floor

Landing

Bedroom One
3.65m (12') x 3.59m (11'9")

Bedroom Two
3.10m (10'2") max x 3.01m (9'11")

Bedroom Three
3.21m (10'7") x 2.17m (7'1")

Bathroom

Airing Cupboard with Boiler

Storage Cupboard

Outside

To the front of the property, a small enclosed lawned front garden. The rear garden is also enclosed with decked patio area, lawn and gated access behind the garden alongside two storage sheds. There is also a

communal parking area accessed from Surrey Road.

Further Information
Tenure: Freehold
Council Tax: A
EPC: 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.

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GUIDE PRICE

£230,000

Kingston Close

Huntingdon, , PE29 7LE

PROPERTY SUMMARY

**** GUIDE PRICE £230,000-£240,000 ****

A newly renovated, end of terrace home situated overlooking a small green in Huntingdon. In brief, the accommodation comprises of a welcoming entrance hallway, dual aspect lounge/dining room, modern kitchen breakfast room with fitted oven and electric hob, downstairs w/c, three double bedrooms, bathroom and ample storage throughout. New flooring completes the property throughout. Outside, there is a front garden mainly laid to lawn with a small fence enclosing and an enclosed rear garden also mainly laid to lawn with two storage sheds and gated access to the rear. Located a short distance from local amenities and Huntingdon Town Centre, this home is ready to move into and would make an ideal First Time Buy.

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