



15 Hartford Road, Huntingdon

Offers Over £425,000

 **Oliver James**
Property Sales & Lettings



15 Hartford Road

Huntingdon, Huntingdon

A characterful period home extending to approximately 1,687 sq ft (156 sq m), including the basement, with a delightful south-easterly facing garden, situated in the heart of Huntingdon town centre.

Council Tax band: D

Tenure: Freehold

- Victorian four bedroom character home.
- Offered with a complete forward chain.
- The Gross Internal Floor Area is approximately 1687 sq/ft / 156 sq/metres. (Inclusive of the basement)
- A handy cellar, ideal for storage of potential conversion, subject to consent.
- Well manicured south / easterly facing rear garden.
- 0.7 miles / 16 minute walk / 5 minutes cycling to Huntingdon Train Station.
- Modern first floor shower room.
- Some lovely features including exposed floorboards, high ceilings, cornicing and ceiling roses.
- Approximately 30 minute drive to Cambridge via the upgraded A14 road network.
- EPC: D.





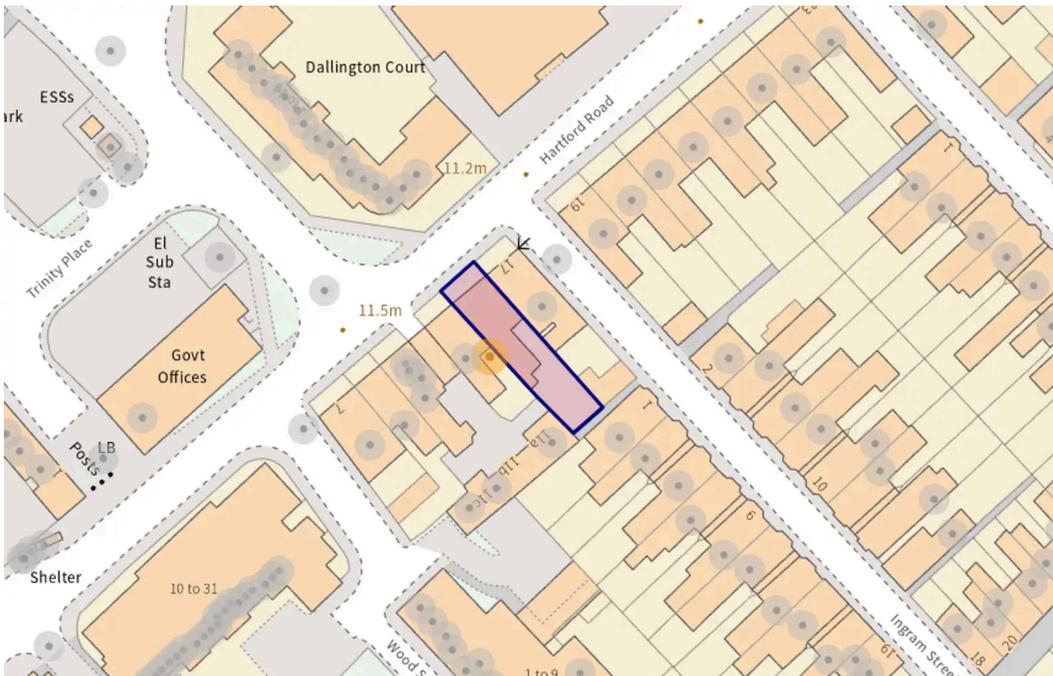
INTRODUCTION

An excellent example of a Victorian home, built circa 1840's, situated within the town centre of Huntingdon. The property is screened to the front by maturing hedging with steps up to the porch and front door. The entrance hall is a generous space and retains character features including a decorative plaster arch and original cornicing. Throughout the property are high ceilings and the two main reception rooms downstairs have exposed, sanded, antique floorboards, original plaster ceiling roses and cast iron fireplaces. The main living room is well lit with a well proportioned bay window complete with built in plantation shutters. The rear parlour is similar in size and has a pair of glazed French doors leading out to the garden.

LOCATION

Situated in the rarely available and highly sought-after area of Huntingdon, Hartford Road is located adjacent to the Town Centre providing easy and quick access to the major road networks giving access in all directions. The Guided Bus Station to Cambridge is across the road and the property is a short walk from the Train Station providing access into London King's Cross in under an hour. Schools catering for all age groups, with state schools being local and a variety of private schools within a 20-mile radius. Huntingdon itself benefits from a range of independent shops, larger supermarkets and retail outlets.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		47
(21-38) F	38	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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Approximate total area⁽¹⁾
694.47 ft²
64.52 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor

Oliver
James



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