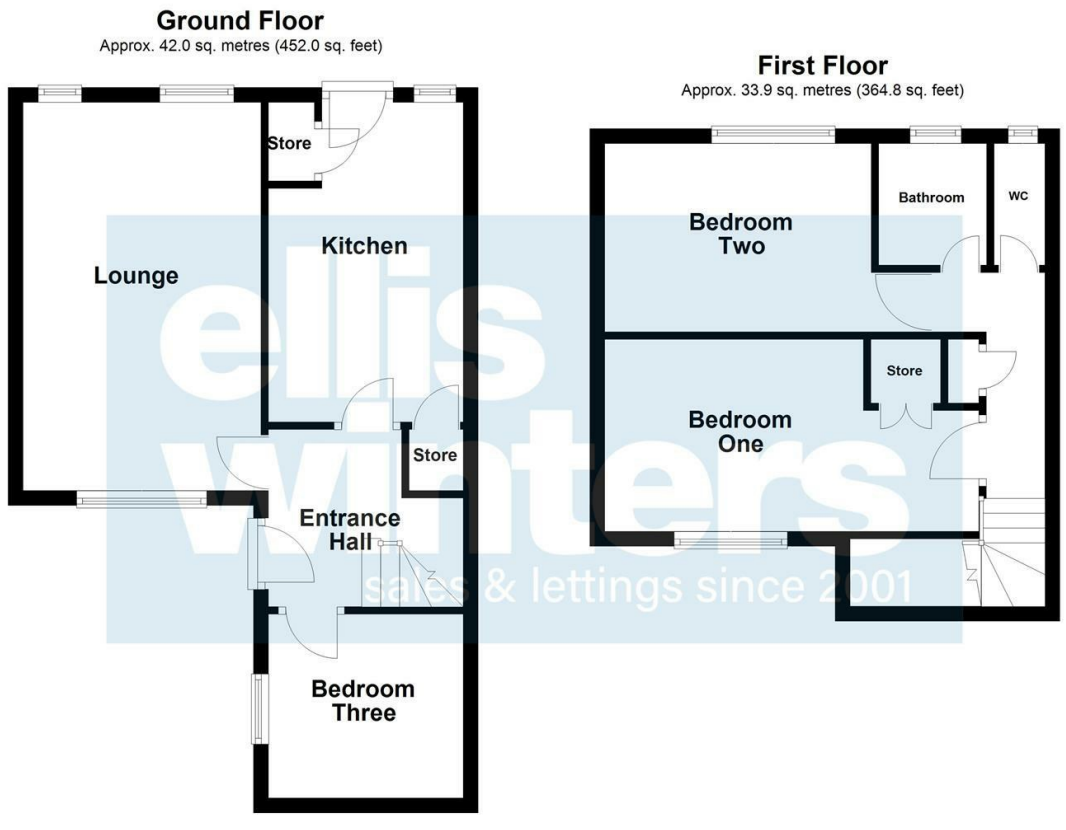

Total area: approx. 75.9 sq. metres (816.8 sq. feet)

Ground Floor

Entrance Hall

Lounge
5.24m (17'2") x 3.22m (10'7")

Kitchen
4.32m (14'2") max x 2.63m (8'7")

Bedroom Three
2.63m (8'7") x 2.48m (8'2")

First Floor

Bedroom One
5.05m (16'7") max x 2.60m (8'6")

Bedroom Two
3.60m (11'10") x 2.55m (8'4")

Bathroom

WC

Outside
To the front of the property, an enclosed low maintenance front garden. The rear garden is also low maintenance, with a mixture of artificial grass, paving and stone areas and benefits from two well sized sheds, one timber and one brick built. There is gated access to the rear, leading to the communal parking area.

Further Information
Tenure: Freehold
Council Tax: A

EPC Rating: 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 £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 and established end of terrace home ideally situated close to public transport links, local amenities, schools and Huntingdon's Town Centre. The accommodation comprises of a bright and airy lounge/dining room, kitchen, three generous bedrooms and separate bathroom and toilet. Both front and rear gardens are enclosed and low maintenance, with the rear providing gated access to the communal parking area. This property would make an ideal First Time Buy, and viewings are highly recommended to appreciate the versatile accommodation.

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