



93 The Whaddons, Huntingdon
£260,000

 **NEWTON FALLOWELL**

93 The Whaddons

Huntingdon

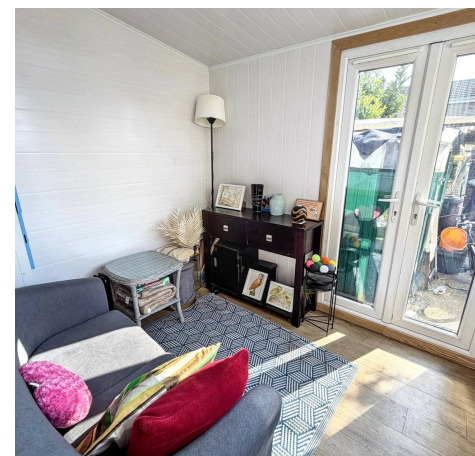
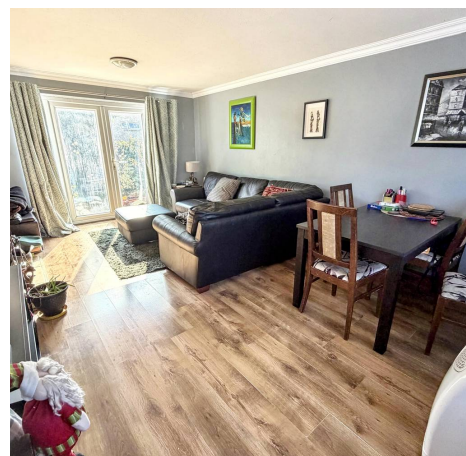
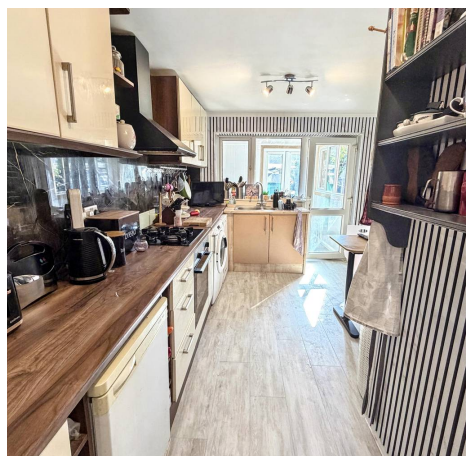
This EXTENDED terraced family home benefits from THREE DOUBLE BEDROOMS, a SOUTH-WEST FACING REAR GARDEN, as well as NO ONWARD CHAIN, making an ideal first-time home or investment opportunity, whilst being situated within the heart of Huntingdon within close proximity to schooling and local amenities. The accommodation comprises of a centralised entrance hall, spacious lounge stretching from front to rear with doors onto the rear garden, modern kitchen diner with access onto the extended study/snug, ideal to be used for working from home or as a further living area, whilst upstairs the first floor landing separates three well-balanced bedrooms, with two of the bedrooms benefiting from useful built-in storage, in addition to the family bathroom and WC. There is also potential for a downstairs WC to be fitted downstairs, with space and access available from the kitchen diner. Outside there is communal parking to the front aspect, whilst to the rear the garden is south-west facing and provides lawn, patio, shed storage and rear gated access.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Entrance Hall

Lounge

18' 8" x 11' 3" (5.70m x 3.44m)

Kitchen Diner

16' 2" x 10' 0" (4.94m x 3.05m)

Study

7' 2" x 8' 7" (2.18m x 2.62m)

Landing

Bedroom 1

10' 10" x 11' 1" (3.31m x 3.38m)

Bedroom 2

12' 5" x 8' 7" (3.79m x 2.61m)

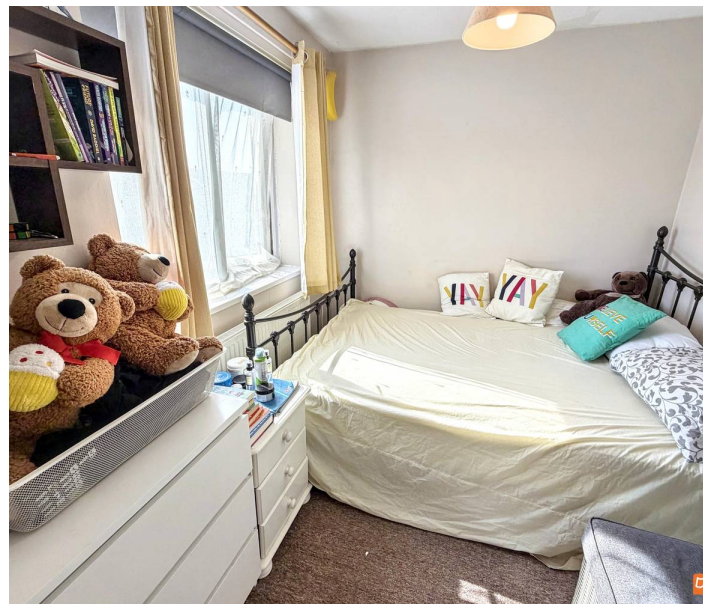
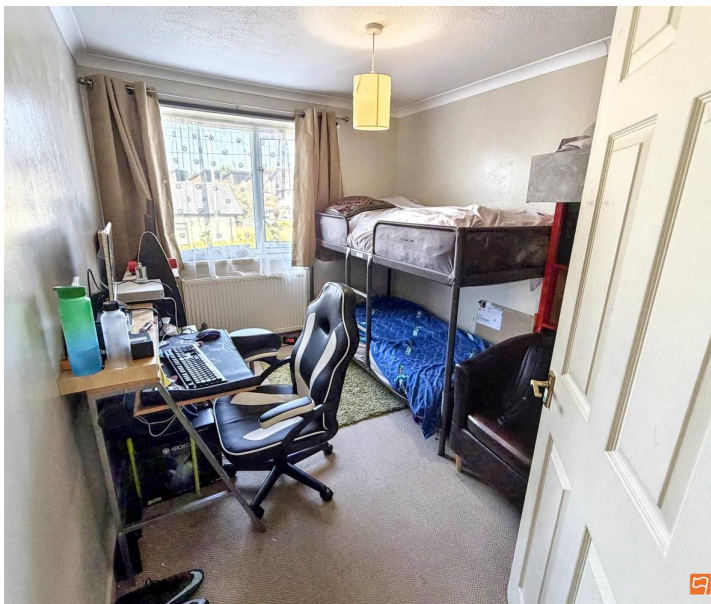
Bedroom 3

7' 6" x 11' 1" (2.29m x 3.37m)

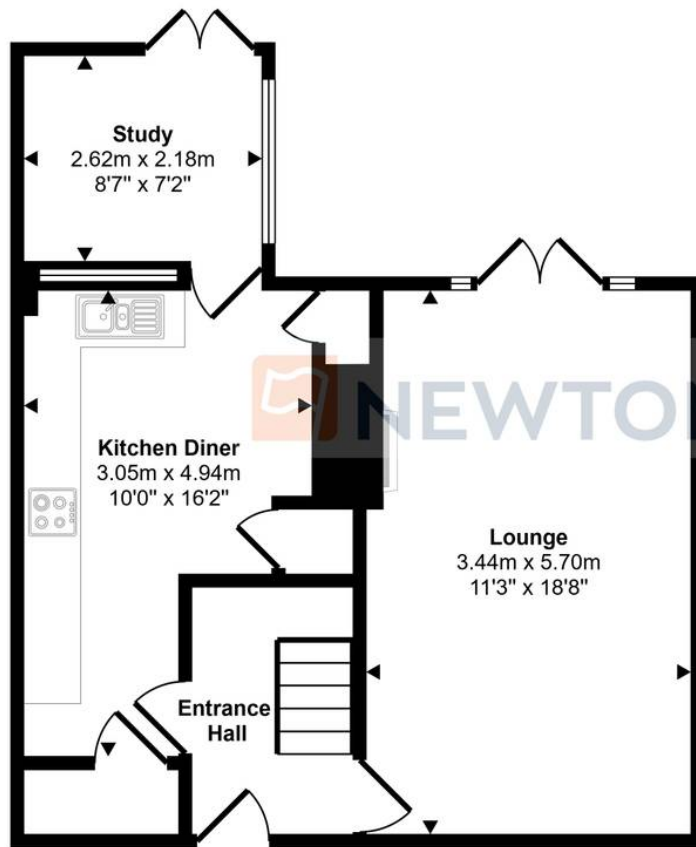
Family Bathroom

6' 0" x 4' 8" (1.83m x 1.41m)

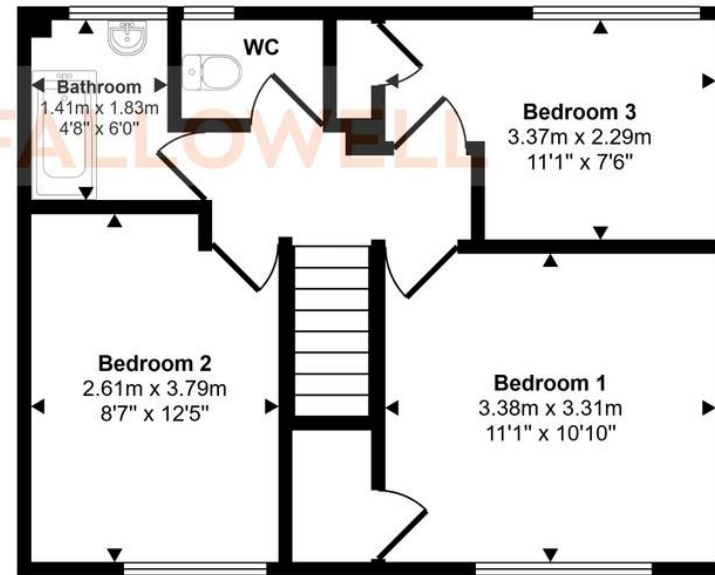
WC



Approx Gross Internal Area
88 sq m / 950 sq ft



Ground Floor
Approx 47 sq m / 509 sq ft



First Floor
Approx 41 sq m / 441 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Peterborough

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