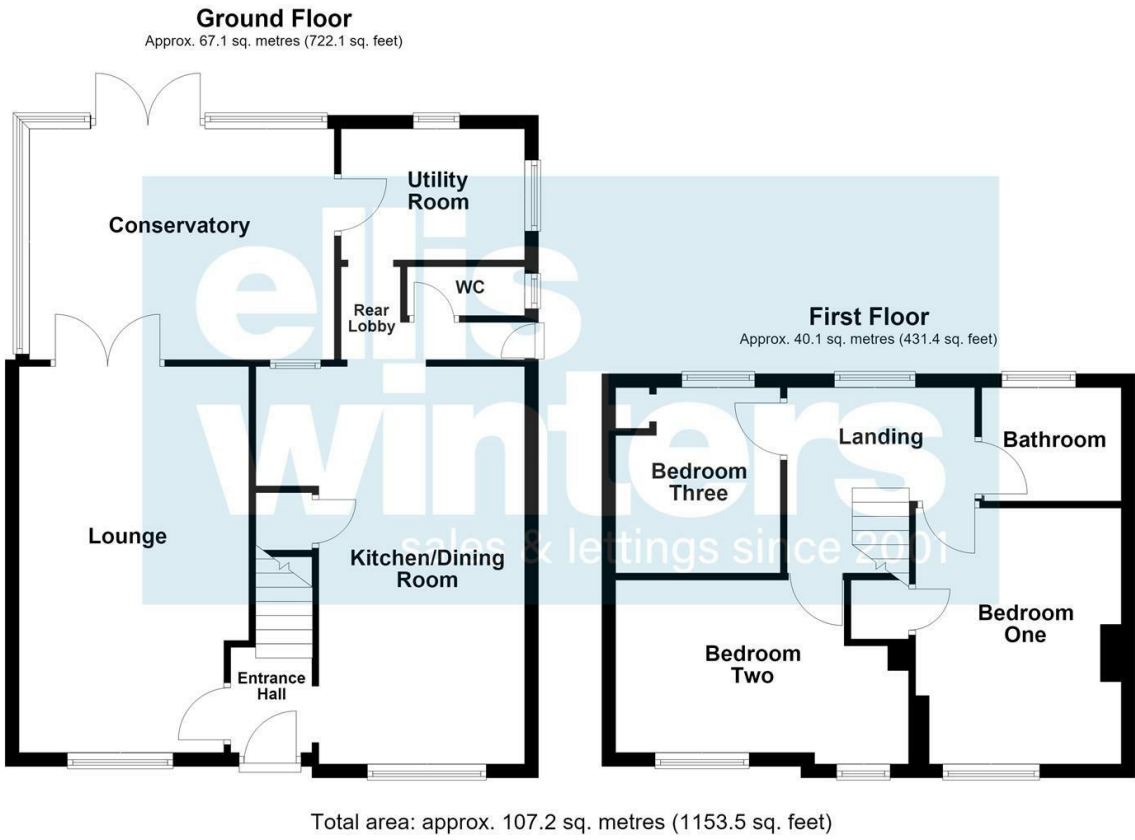




- Ground Floor
- Entrance Hall
- Lounge
5.64m (18'6") x 3.35m (11') max
- Kitchen/Dining Room
5.76m (18'11") x 3.00m (9'10")
- Rear Lobby
- WC
- Utility Room
- Conservatory
- First Floor
- Landing
- Bedroom One
3.74m (12'3") x 3.00m (9'10")
- Bedroom Two
4.28m (14') x 2.69m (8'10")
- Bedroom Three
2.71m (8'11") x 2.40m (7'11") max
- Bathroom
- Outside
The front of the property benefits from a block paved driveway for three cars side by side, and side gated access leads to the enclosed rear garden. Here there is a decked area spanning the width of the house providing ample space for outdoor seating, a large lawn area and low maintenance borders.

Further Information
Tenure: Freehold
Council Tax: C
EPC: D

AGENTS NOTE: The air conditioning units within the property are not included within the sale and will be removed before legal completion.

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.



OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk



£285,000
Ambury Hill
Huntingdon, , PE29 1JQ

PROPERTY SUMMARY

A well presented, family home ideally situated within walking distance of Huntingdon's Town Centre. The ground floor of this fantastic home benefits from a separate lounge, modern re-fitted kitchen/dining room, utility room and downstairs w/c along with a conservatory providing flexible accommodation. Upstairs, two generous double bedrooms, a third single bedroom and a re-fitted family bathroom are access from the landing. Outside, a block paved driveway provides off road parking for three cars side by side, and gated side access leads to the rear garden. A decked area provides an ideal area for outdoor living and the garden is finished with lawn and low maintenance borders. Located close to local schools, shops, amenities and travel links, a viewing of this home is essential.

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