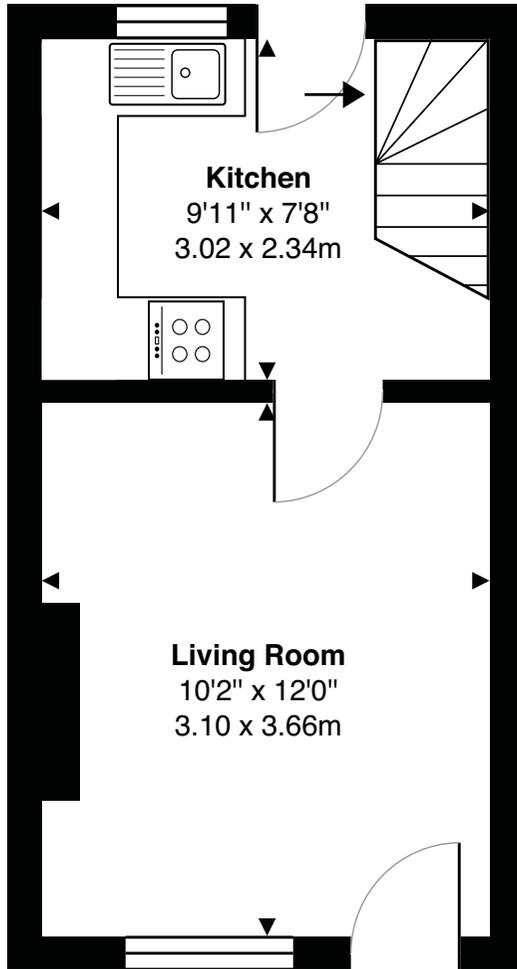
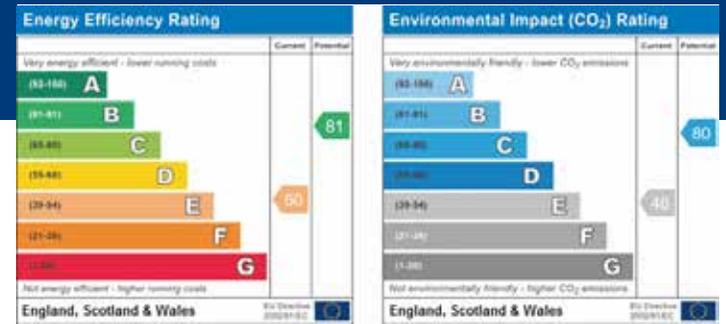


**18 Ouse Walk
Huntingdon
Cambs
PE29 3QJ
£205,000**

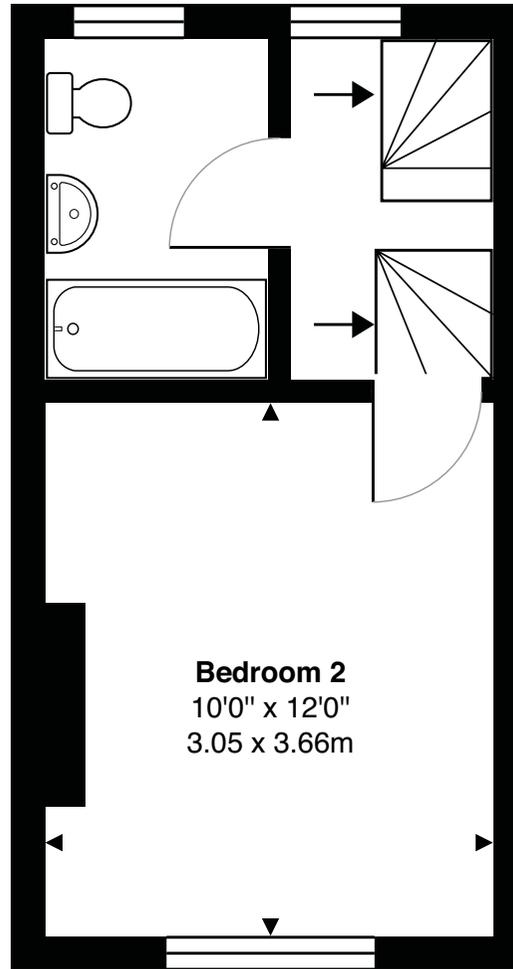


Oliver James

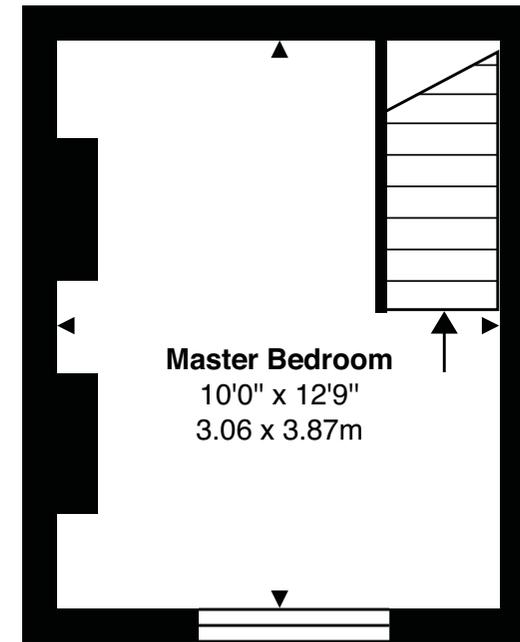
Floorplans



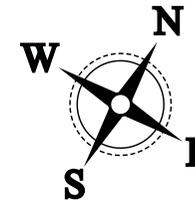
Ground Floor



First Floor



Second Floor



Total Area: 540 ft² ... 50.1 m²

All measurements are approximate and for display purposes only



- Victorian End of Terrace Home in Sought After Location.
- Two Double Bedrooms.
- Circa 540 sq ft (50.1 sq metres) of Living Accommodation.
- Situated Close to Huntingdon Town Centre.
- Period Features Including Wooden Flooring and Original Fireplaces.
- UPVC Double Glazing.
- Gas Central Heating.
- Walking Distance to Train Station/Guided Bus.
- Quaint Courtyard Garden.
- EPC: E.

LOCATION

Situated in the older part of central Huntingdon, this Victorian home, provides easy access onto the A14/A1 road network. Schools catering for all age groups, both private and public can be found within a 20 mile radius. Huntingdon itself benefits from a variety of independent shops, larger supermarkets and retail outlets. Within walking distance, Huntingdon Train Station provides access to London Kings Cross in under an hour.

FLOOR AREA

The Gross Internal Floor Area is approximately 540 sq ft (50.1 sq metres)

LIVING ROOM

10' 2" x 12' 0" (3.10m x 3.65m)

UPVC composite door to front elevation. UPVC sash window to front elevation. Wooden flooring. Radiator. Feature fireplace with exposed brickwork and inset wooden beam.

KITCHEN

9' 11" x 7' 8" (3.02m x 2.34m)

Fitted with a range of wall mounted and base units, some with glazed frontage, with a granite effect work surface. UPVC window to

rear elevation. Double glazed (partly obscured) door to rear elevation. Integrated four-ring gas hob. with black chimney effect extractor hood. Integrated Bosch electric oven. Stainless steel sink and drainer unit with mixer tap. Metro tiled surrounds. Radiator. Vinyl effect flooring. Space for fridge/freezer. Stairs to first floor.

STAIRS/LANDING

Obscure UPVC window to rear elevation. Stairs to second floor.

BEDROOM 2

10' 0" x 12' 0" (3.05m x 3.65m)

UPVC sash window to front elevation. Wooden flooring. Feature open fire with cast iron surround. Radiator.

BATHROOM

Fitted with a three-piece suite comprising panelled bath with mixer shower over and shower screen, pedestal wash hand basin and WC with low level cistern. Obscure window to rear elevation. Tiled surrounds. Chrome heated towel rail.

MASTER BEDROOM

10' 0" x 12' 9" (3.05m x 3.88m)

UPVC window to front elevation. Wood effect flooring. Radiator. Loft access.

EXTERNAL

Courtyard garden containing two brick built sheds, one containing wall mounted gas fired central heating boiler (fitted September 2016) and the other with plumbing for washing machine. Outside Light. At the end of the passage way is security coded gated access leading to the street for access for bins.

TENURE

Freehold



COUNCIL TAX BAND

B

AGENTS NOTES

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.

ANTI-MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation on agreement of a sale.





An Overview...

Situated within the old established part of Huntingdon, a two bedroom end of terrace cottage set over three floors nestled adjacent to the town centre.

Local Amenities:

Train Station: 1.2 miles

Bus Stop: 0.1 miles

Doctor's Surgery: 0.2 miles

Supermarket: 0.2 miles

Primary School: 1.3 miles

Secondary School: 1.8 miles

Buyer's Notes

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