



33 Robertson Way, Sapley

£230,000

 **Oliver James**
Property Sales & Lettings



33 Robertson Way

Sapley, Huntingdon

A modern terraced two bedroom house situated in the popular Sapley area of Huntingdon, benefiting from being newly redecorated throughout, new carpeting upstairs, downstairs cloakroom and single garage.

Council Tax band: B

Tenure: Freehold

- Modern Terraced House.
- Two Double Bedrooms.
- The Gross Internal Floor Area is approximately 583 sq/ft / 54 sq/metres.
- Downstairs Cloakroom.
- Single Garage and Off-Road Parking.
- Located Within the Popular Sapley Area of Huntingdon.
- Low Maintenance Rear Garden.
- UPVC Double Glazing & Gas Central Heating.
- Easy Access to Huntingdon Train Station and Road Networks.
- EPC: B.





INTRODUCTION

The entrance hall leads you through to the open plan living dining area with patio doors leading out into the low maintenance rear garden. Upstairs offers two large double bedrooms and bathroom. The property also benefits from single garaging and parking space.

LOCATION

Sapley is located on the Northern outskirts of Huntingdon providing easy and quick access onto the major road networks giving access in all directions. 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 cycling distance/walking distance, Huntingdon Train Station provides access to London Kings Cross in under an hour and the Guided Bus into Cambridge.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 583 sq/ft / 54 sq/metres.

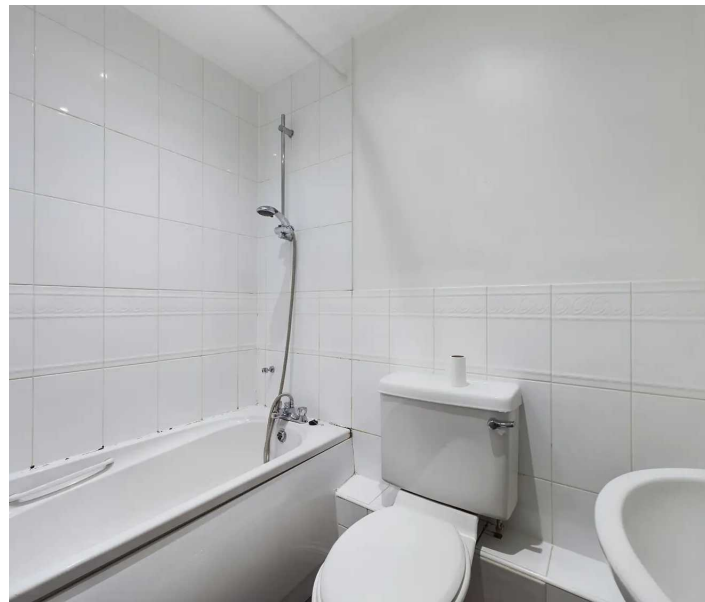
ENTRANCE HALL

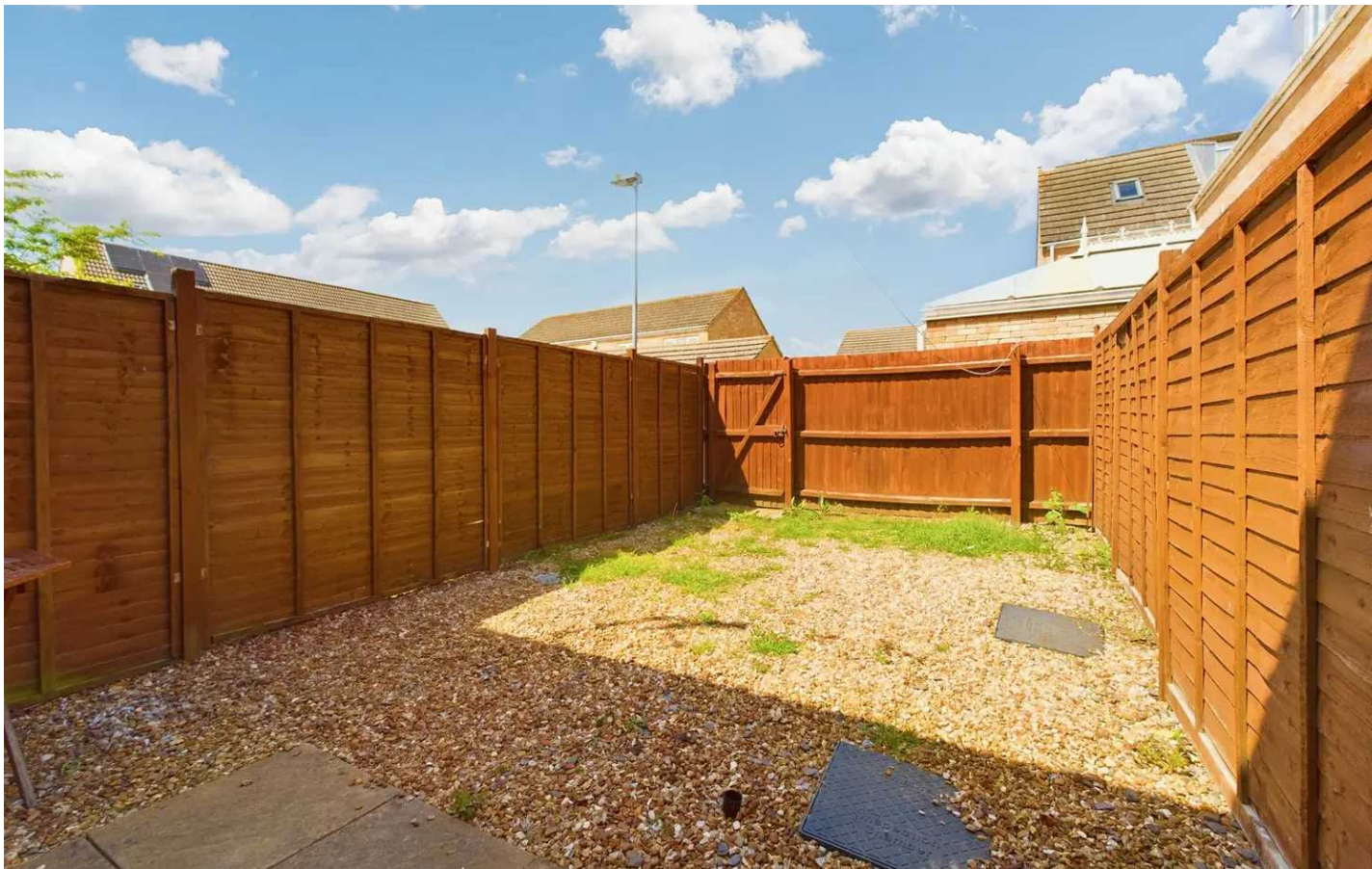
Composite door to front elevation. Stairs to first floor. Laminate wood effect flooring.

CLOAKROOM

5' 9" x 2' 10" (1.75m x 0.86m)

Fitted with a two-piece suite comprising low level WC and wash hand basin. Obscure UPVC window to front elevation. Laminate wood effect flooring. Radiator.





KITCHEN

9' 7" x 5' 11" (2.92m x 1.8m)

Fitted with a range of wall mounted and base units with worksurface over. Stainless steel sink and drainer with mixer tap over. Tiled surrounds. Integrated electric oven. Integrated four ring gas hob with extractor hood over. Wall mounted gas central heating boiler. Space and plumbing for washing machine. Space for fridge/freezer. UPVC window to front elevation.

LIVING / DINING ROOM

12' 7" x 14' 7" (3.83m x 4.44m)

UPVC Patio doors to rear elevation. Radiator. Laminate wood effect flooring.

LANDING

Loft access.

PRINCIPAL BEDROOM

12' 7" x 8' 2" (3.83m x 2.49m)

UPVC window to rear elevation. Radiator.

BEDROOM TWO

9' 6" x 8' 2" (2.89m x 2.49m)

UPVC window to front elevation. Radiator.

BATHROOM

Fitted with a three-piece suite comprising panelled bath with bath/shower mixer tap, Low level WC. Wash hand basin. Tiled surrounds. Extractor fan. Radiator. Laminate wood effect flooring.

EXTERNAL

To the rear is a fully enclosed by timber fencing low maintenance garden with rear gated access leading to parking area and single garage.

GARAGE

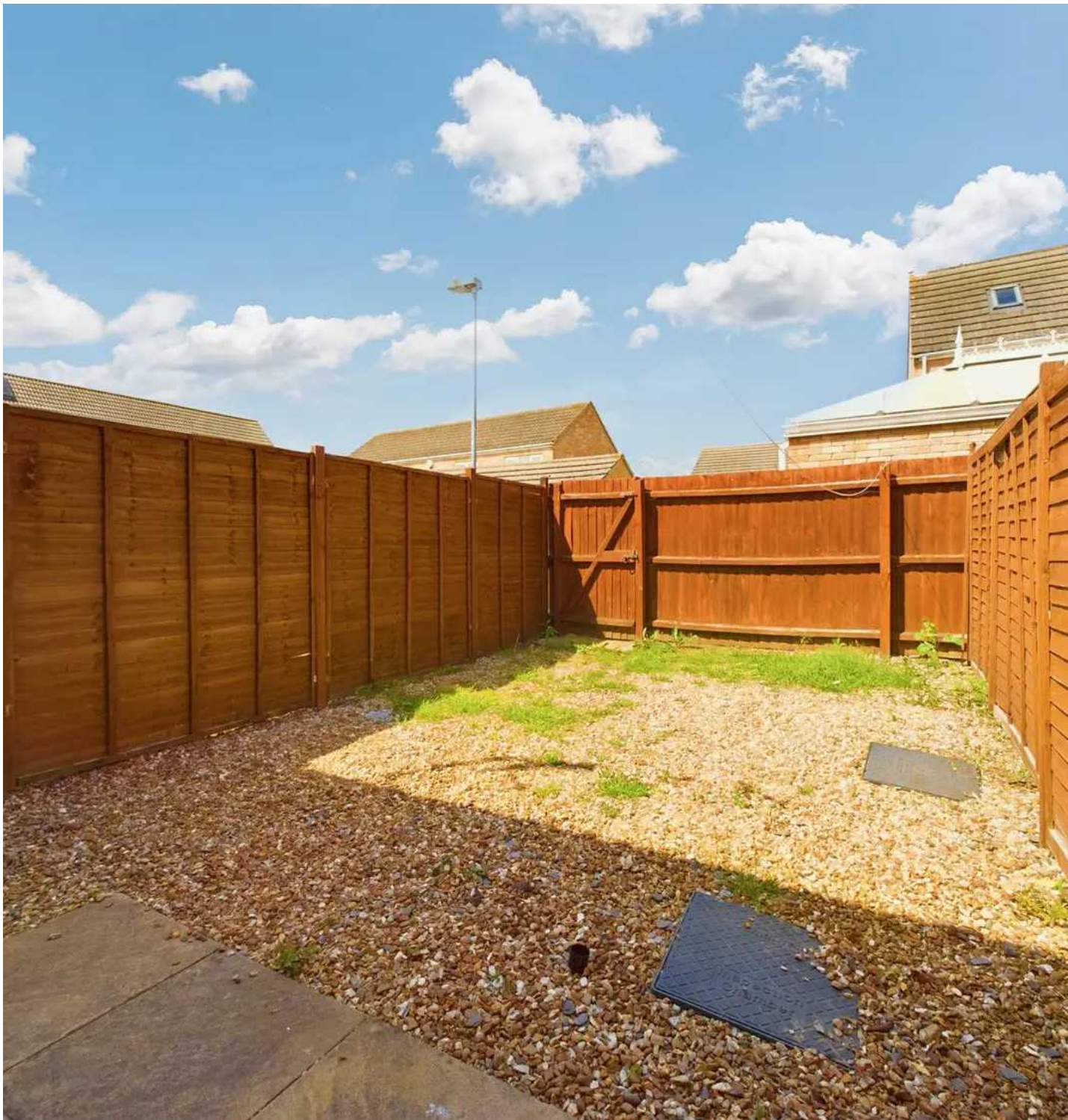
Single garage with up and over door to front elevation.

COUNCIL TAX

The council tax band is B.

AGENTS NOTES

These particulars whilst believed to be correct at time of publishing should be used as a guide only. Any electrical items other than those used for heating,



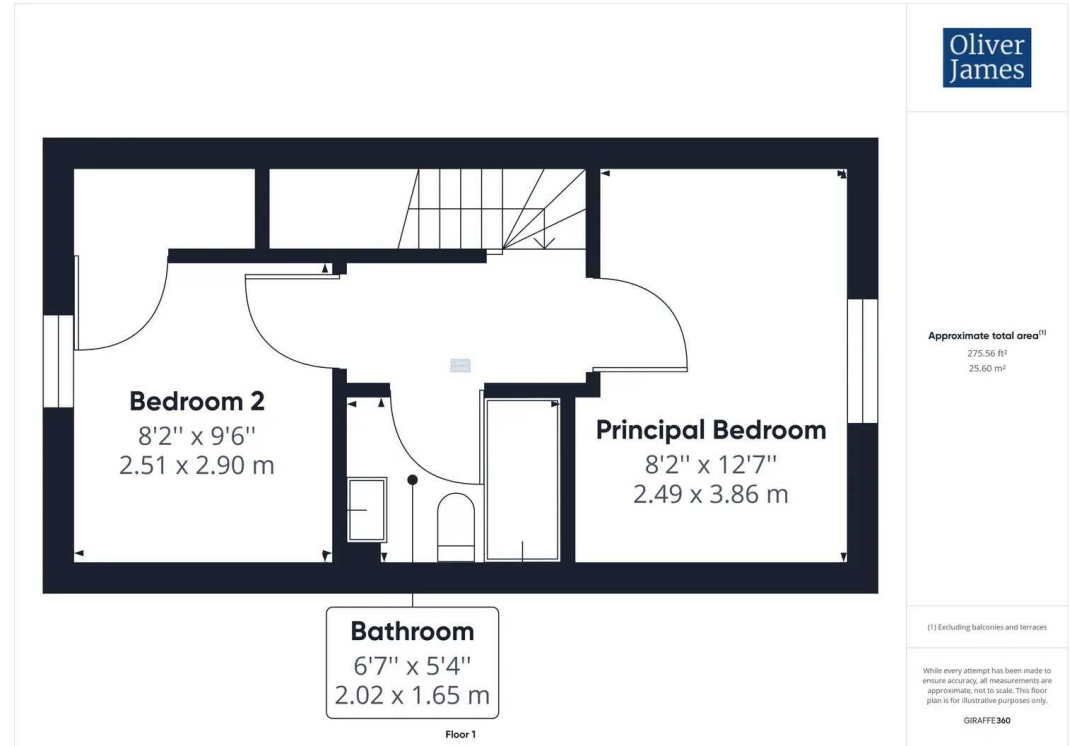
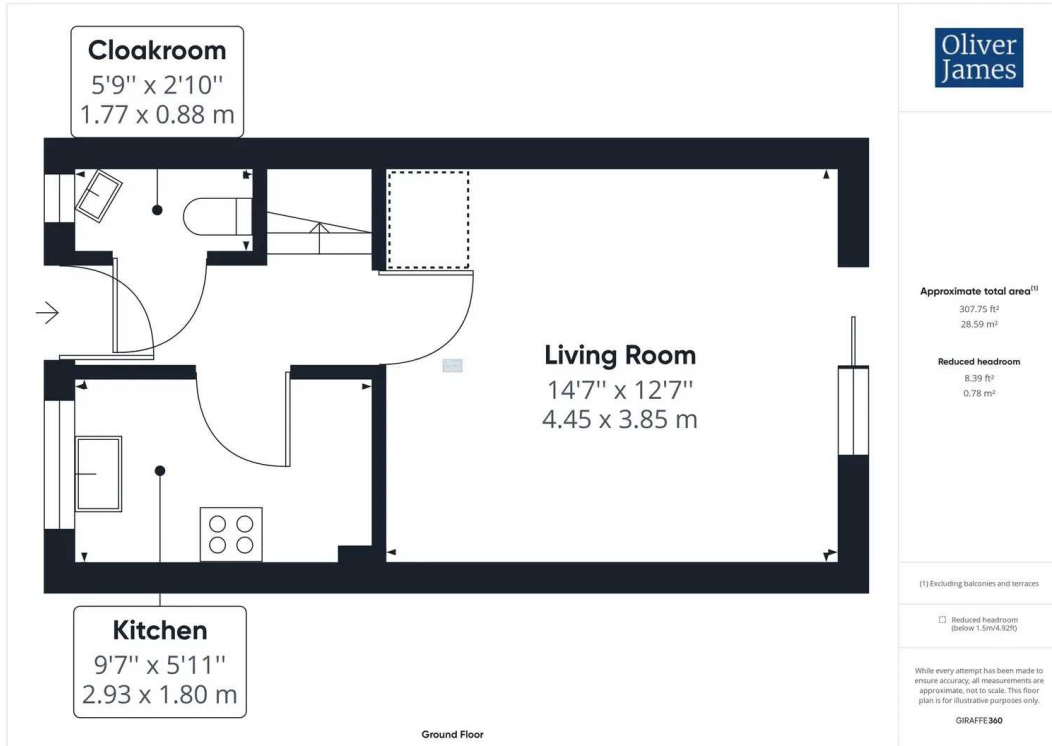
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These particulars whilst believed to be correct at time of publishing should be used as a guide only. Any electrical items other than those used for heating, lighting or cooking are provided on the understanding that the Landlord will not be held liable for their repair or replacement should they breakdown unless otherwise agreed.

MONEY LAUNDERING REGULATIONS

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.







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