



9 Deal Close, Huntingdon

£260,000

 **Oliver James**
Property Sales & Lettings



9 Deal Close

Huntingdon

A four bed end terrace home with extended UPVC conservatory and south facing rear garden. Offered with no chain.

Council Tax band: B

Tenure: Freehold

- A Gross Internal Floor Area of 1178 sq/ft / 109 sq/metres.
- Four bedrooms.
- Extended UPVC conservatory & large living room.
- Downstairs cloakroom & family bathroom upstairs.
- EPC: C.
- Close to local shops, schooling and health centre.
- End of terrace home.
- The property is offered with no forward chain.
- Front & rear garden measuring approximately 28' 3" x 18' 1" (8.6m x 5.5m).
- South facing rear garden.





INTRODUCTION

A four bedroom end of terrace home situated in a cul-de-sac position, close to local amenities, shops and schooling. The property provides well-proportioned accommodation with an extended UPVC conservatory to the rear taking advantage of the south facing rear garden as well as four good size bedrooms.

LOCATION

Situated in close proximity to Huntingdon town centre the property 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 cycling distance, Huntingdon Train Station provides access to London Kings Cross in under an hour.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area of 1178 sq/ft / 109 sq/metres.

PORCH

Door to front elevation.

ENTRANCE HALL

Dimensions: 9' 8" x 5' 7" (2.94m x 1.70m). UPVC door to front elevation. UPVC window to front elevation. Radiator. Stairs to first floor.

CLOAKROOM

Dimensions: 2' 8" x 5' 7" (0.81m x 1.70m). Fitted with a two-piece suite comprising low level WC and wash hand basin. Opaque UPVC window to front elevation. Tiled flooring. Tiled surrounds.

LIVING ROOM

Dimensions: 10' 7" x 21' 1" (3.22m x 6.42m). UPVC window to front elevation. UPVC sliding doors to rear elevation. Wood effect flooring. Two radiators.





CONSERVATORY

Dimensions: 12' 9" x 8' 0" (3.88m x 2.44m). Of UPVC construction with a polycarbonate roof. Door to side and rear elevations.

KITCHEN / DINER

Dimensions: 9' 5" x 15' 3" (2.87m x 4.64m). Fitted with a range of wall and base mounted cupboard units with granite effect work surface. UPVC window to rear elevation. Radiator. UPVC door to rear elevation. Plumbing for washing machine. Three built in cupboards. Space for a cooker. Vinyl tiled effect flooring.

LANDING

Dimensions: 2' 11" x 2' 10" (0.89m x 0.86m). Built in cupboard. Loft access.

PRINCIPAL BEDROOM

Dimensions: 10' 8" x 11' 7" (3.25m x 3.53m). UPVC window to front elevation. Radiator. Built in cupboard.

BEDROOM TWO

Dimensions: 9' 8" x 11' 5" (2.94m x 3.48m). UPVC window to front elevation. Radiator.

BEDROOM THREE

Dimensions: 7' 7" x 9' 4" (2.31m x 2.84m). UPVC window to rear elevation. Radiator.

BEDROOM FOUR

Dimensions: 6' 9" x 9' 4" (2.06m x 2.84m). UPVC window to rear elevation. Radiator. Airing cupboard housing wall mounted gas fired central heating boiler.

BATHROOM

Dimensions: 5' 5" x 6' 1" (1.65m x 1.85m). Fitted with a three piece suite comprising panelled bath with mixer shower attachment and tiled surrounds, pedestal wash hand basin and low level WC. Obscure UPVC window to rear elevation. Tiled surrounds. Chrome heated towel rail.





EXTERNAL

The property benefits from a front garden which is lawned, with a small fence surrounding. The rear garden is enclosed by timber fencing and southerly in orientation with rear gated access, a patio seating area and timber shed. There is no allocated parking but communal parking bays for the development are situated to the front.

TENURE

The Tenure of the Property is Freehold.

COUNCIL TAX

The Council Tax Band for the Property is B.

AGENTS NOTES

These particulars whilst believed to be correct at the 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.

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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