



**14 Ashton Gardens, Huntingdon**  
**£150,000**

 **Oliver James**  
Property Sales & Lettings





## 14 Ashton Gardens

Huntingdon

A terraced home with single garaging offered on a 75% SHARED OWNERSHIP BASIS, situated close to Huntingdon Town Centre. No forward chain.

Council Tax band: B

Tenure: Leasehold

- Terraced Home.
- Two Bedrooms.
- Sold on a 75% Shared Ownership Basis - Rent Payable on 25% £76.20 pcm.
- A Gross Internal Floor Area of Approximately 529 sq/ft / 49 sq/metres.
- Modern Kitchen & Bathroom.
- Walking Distance to Huntingdon Town Centre, Schooling & Amenities.
- Enclosed Rear Garden.
- Single Garage with Parking to Front.
- The Property is Offered For Sale with No Forward Chain.
- EPC: C.



## INTRODUCTION

A two bedroom terraced home offered on a 75% shared ownership basis, ideally placed within walking distance of Huntingdon Town Centre and local amenities. The property benefits from a single garage and has no forward chain.

## 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.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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