



7 Desborough Road, Hartford

Guide Price £310,000

 **Oliver James**  
Property Sales & Lettings





## 7 Desborough Road

Hartford, Huntingdon

A detached 3 bedroom, 1 bathroom bungalow of 888 sq/ft / 82 sq/metres situated in a popular location with Hartford. Offered with no forward chain.

Council Tax band: C

Tenure: Freehold

- Requiring internal refurbishment.
- EPC: D.
- Driveway parking for numerous vehicles.
- Close to bus stop & walking distance to shops & amenities.
- Single garage/workshop space.
- Detached bungalow.
- Three bedrooms.
- Good size rear garden measuring approximately 50' 9" x 42' 5" (15.46m x 12.93m)
- Gas fired central heating & UPVC double glazing.
- The Gross Internal Floor Area is approximately 888 sq/ft / 82 sq/metres.







## INTRODUCTION

A three bedroom bungalow situated in a popular location, close to local amenities and bus stop providing accommodation in the order of 888 sq/ft / 82 sq/metres as well as a good size garden which offers a fair degree of privacy. The property does require some internal refurbishment however benefits from UPVC double glazing, gas fired central heating and plastic fascia's and soffits.

## LOCATION

Situated in the rarely available and highly sought after area of Hartford, providing easy and quick access onto the major road networks giving access in all directions. Schools catering for all age groups are situated locally. Huntingdon itself benefits from a variety of independent shops, larger supermarkets and retail outlets. Huntingdon train station provides access to London Kings Cross. The property is also a minute walk away from a stop to the Guided Bus which will take you into Cambridge in under an hour.

## GROSS INTERNAL FLOOR AREA

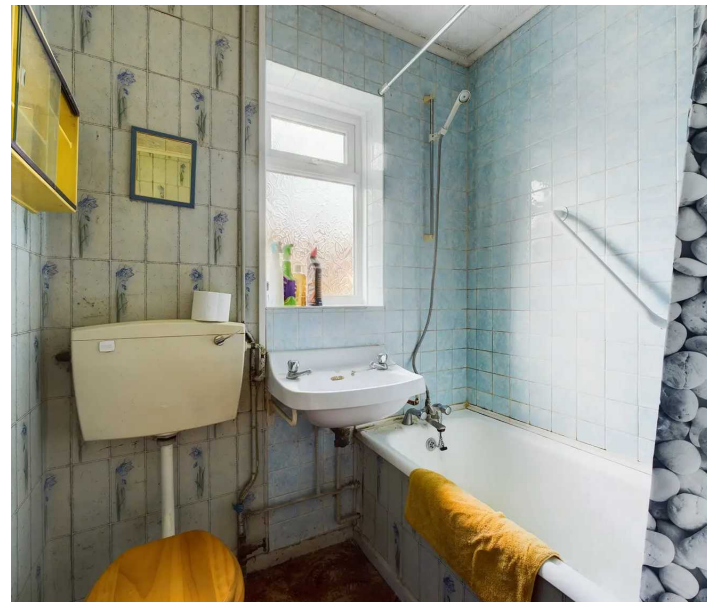
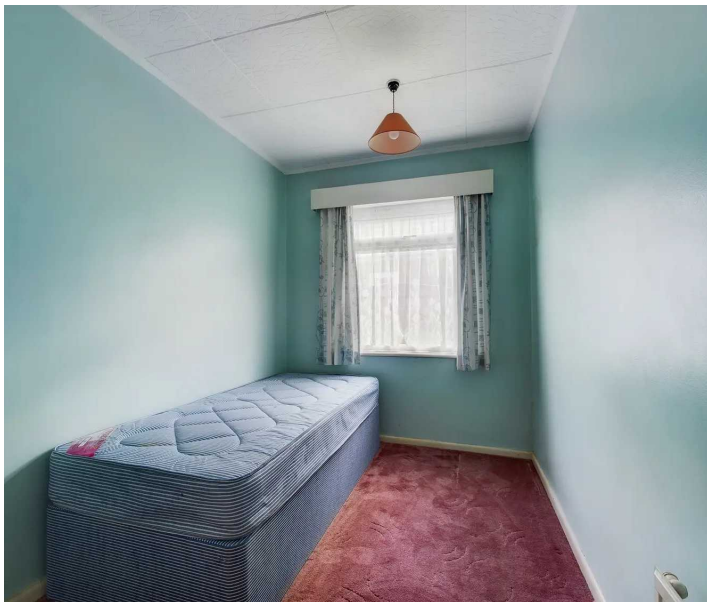
The Gross Internal Floor Area is approximately 888 sq/ft / 82 sq/metres.

## ENTRANCE HALL

UPVC door to side elevation. Loft access to part boarded loft. Airing cupboard housing the hot water tank.

## LIVING ROOM

Dimensions: 15' 9" x 11' 10" (4.80m x 3.60m). UPVC window to front elevation. Two UPVC windows to side elevation. Radiator. Gas fire with surround.







#### **KITCHEN**

Dimensions: 8' 9" x 9' 4" (2.66m x 2.84m). Fitted with some base mounted cupboards with worksurface. UPVC window to side elevation. UPVC door to rear elevation. Stainless steel sink with drainer. Space for cooker. Built in cupboards. Wall mounted gas fired central heating boiler. Pantry cupboard with window to side. Radiator.

#### **PRINCIPAL BEDROOM**

Dimensions: 9' 9" x 13' 9" (2.97m x 4.19m). UPVC window to front elevation. Radiator. Built in cupboards.

#### **BEDROOM TWO**

Dimensions: 11' 10" x 9' 4" (3.60m x 2.84m). UPVC window to rear elevation. Radiator.

#### **BEDROOM THREE**

Dimensions: 6' 10" x 9' 9" (2.08m x 2.97m). UPVC window to side elevation. Radiator.

#### **BATHROOM**

Dimensions: 7' 6" x 5' 11" (2.28m x 1.80m). Fitted with a their piece suite comprising panelled bath with mixer shower over, low level WC and wash hand basin. Obscure UPVC window to rear elevation. Radiator.

#### **GARAGE / WORKSHOP**

Dimensions: 14' 3" x 8' 11" (4.34m x 2.72m). Up and over door to front elevation. Open to the rear into the garden.

#### **EXTERNAL**

To the front of the property is an open plan, laid to lawn garden with a driveway to the side for 2 to 3 vehicles. There is access to the side of the bungalow to the entrance door and the rear garden measures approximately 50' 9" x 42' 5" (15.46m x 12.93m) and is to the main lawned with two large sheds which do require refurbishment.

#### **TENURE**

The Tenure of the Property is Freehold.







#### **FURTHER NOTES**

Please note that the property is currently un registered with the land registry. Please speak to your appointed for advice in this respect.

#### **COUNCIL TAX**

Council tax band C.

#### **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.

#### **MONEY LAUNDERING REGULATIONS**

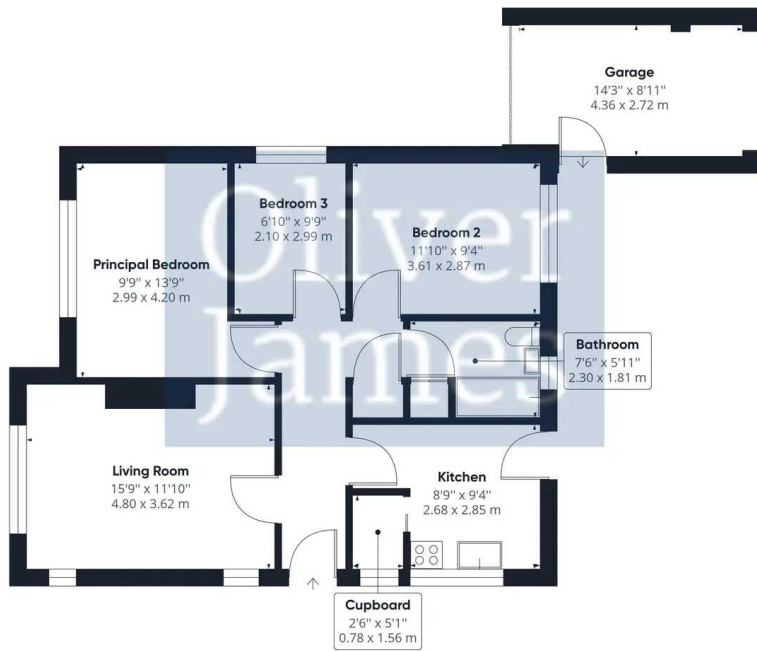
In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by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







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Approximate total area<sup>(1)</sup>

888.52 ft<sup>2</sup>  
82.55 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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