



25 Alder Drive, Huntingdon  
£240,000

 **Oliver James**  
Property Sales & Lettings





## 25 Alder Drive

Huntingdon

Situated on the outskirts of Huntingdon Town Centre, a pleasant modern terraced home with off road parking to front. No forward chain.

Council Tax band: B

Tenure: Freehold

- EPC: C.
- Possible investment purchase or first time buy.
- Cul-de-sac location.
- Allocated parking to the front of the property.
- Two double bedrooms / one bathroom.
- The Gross Internal Floor Area is approximately 592 sq/ft / 55 sq/metres.
- The Property is sold with no forward chain.
- 15 minutes walk to Huntingdon Train Station.
- South facing rear garden.







## INTRODUCTION

Approaching the property there is allocated parking for two vehicles with an access at the end of the terrace leading into the garden. There is a porch at the front which then leads into a light and airy living room with stairs leading to the first floor. To the rear of the property is the kitchen / diner with French doors into the south facing garden. Upstairs are two double bedrooms as well as the family bathroom with shower over.

## LOCATION

Situated on the outskirts of 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 is approximately 592 sq/ft / 55 sq/metres.

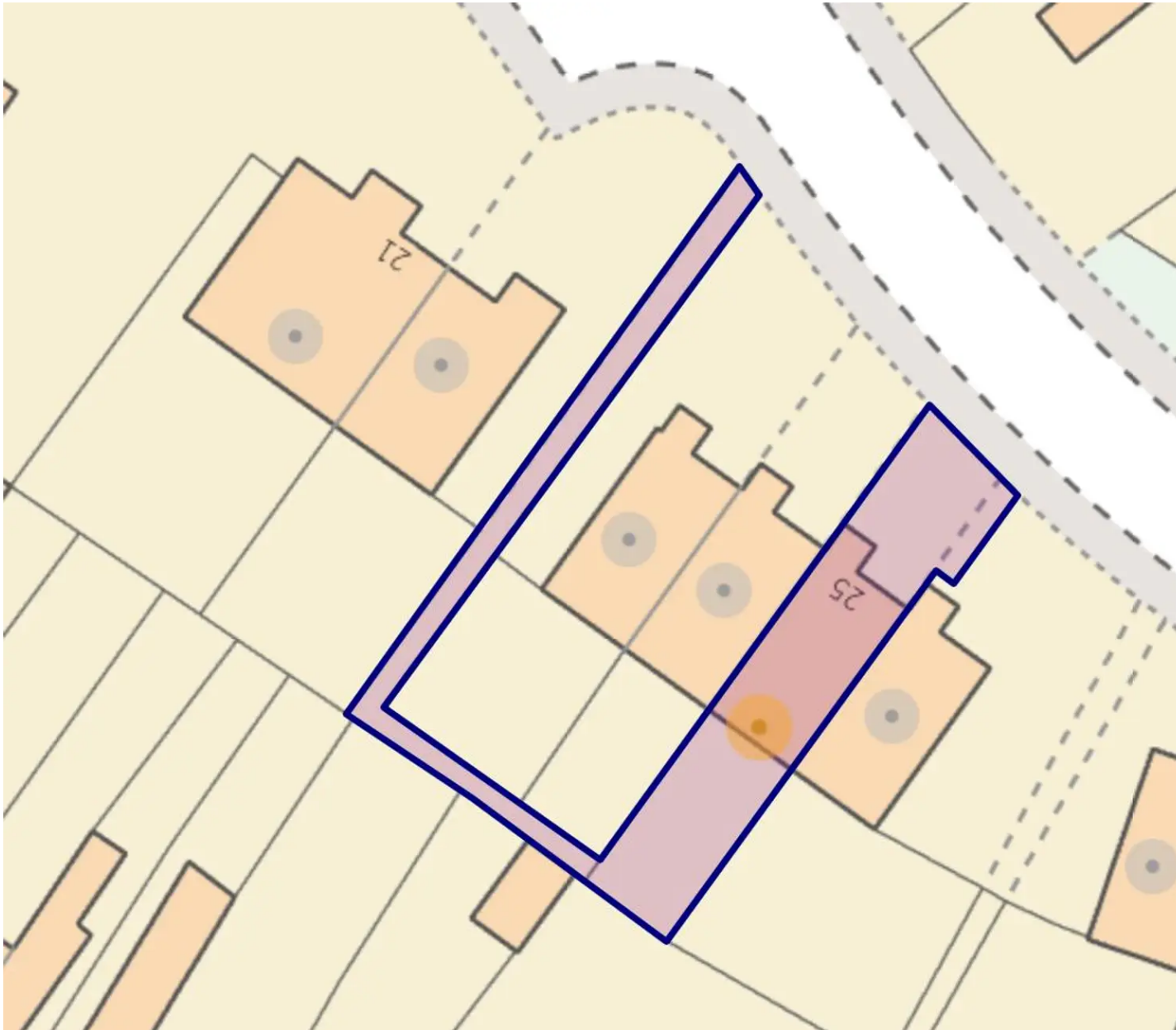
## PORCH

Dimensions: 2' 10" x 3' 2" (0.86m x 0.96m). Door to front elevation.

## LIVING ROOM

Dimensions: 15' 9" x 12' 5" (4.80m x 3.78m). Stairs to first floor. Double glazed window to front elevation.





### **KITCHEN / DINING ROOM**

Dimensions: 8' 6" x 12' 4" (2.59m x 3.76m). Fitted with a range of wall mounted and base units with kitchen work surface over. Four-ring gas hob with extractor over. Electric oven and grill. Wall mounted gas fired central heating boiler. Stainless steel sink and drainer unit. Space and plumbing for washing machine. Space for fridge/freezer. Double glazed window. French doors to rear garden.

### **LANDING**

Loft access.

### **PRINCIPAL BEDROOM**

Dimensions: 9' 3" x 12' 5" (2.82m x 3.78m). Double glazed window to rear elevation. Radiator.

### **BEDROOM TWO**

Dimensions: 8' 8" x 9' 2" (2.64m x 2.79m). Double glazed window to front elevation. Airing cupboard housing hot water cylinder.

### **BATHROOM**

Dimensions: 7' 4" x 6' 0" (2.23m x 1.83m). Fitted with a three-piece suite comprising WC with low level cistern, wash hand basin and panelled bath with independent electric shower over. Tiled surrounds. Radiator.

### **EXTERNAL**

To the front of the property is hard standing designated off-road parking for the property. To the rear is an enclosed garden laid mainly to lawn with decked seating area.

### **TENURE**

The Tenure of the Property is Freehold.

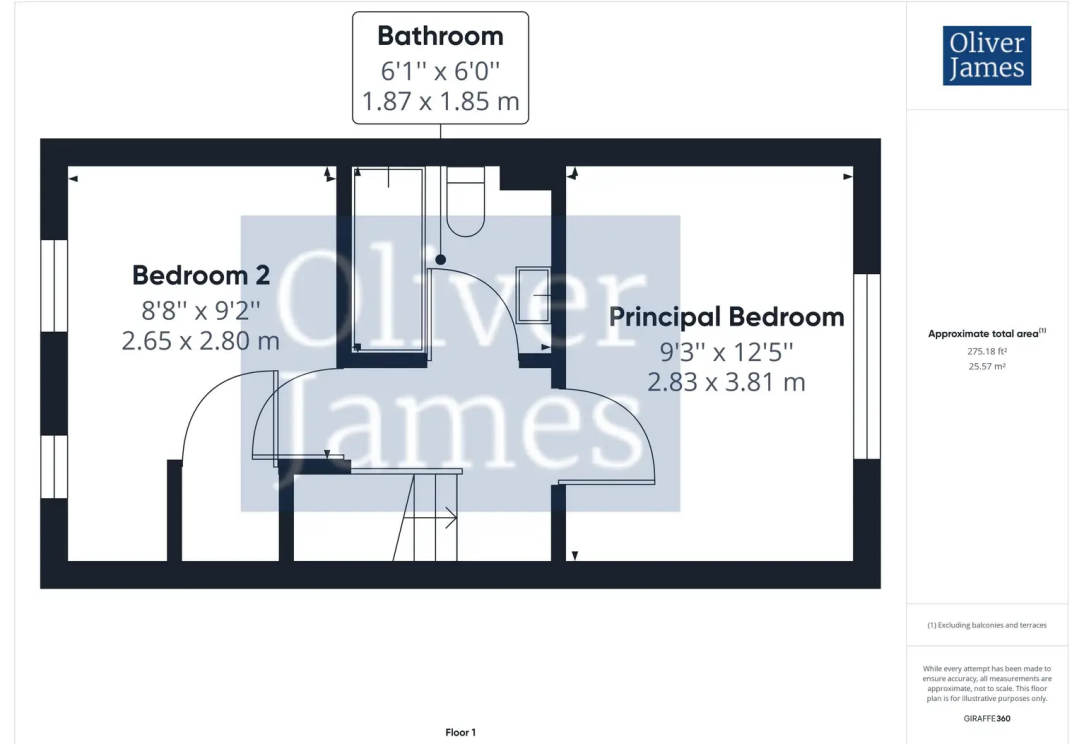
### **COUNCIL TAX**

The Council Tax Band for the Property is B.

### **AGENTS NOTES**

These particulars whilst believed to be correct at 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









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