



10 Rodney Road, Hartford

In Excess of **£300,000**

 **Oliver James**
Property Sales & Lettings



10 Rodney Road

Hartford, Huntingdon

An established three bedroom home with refitted kitchen of 990 sq/ft / 91.9 sq/metres sitting on a corner plot with single garaging and driveway parking.

Council Tax band: C

Tenure: Freehold

- Semi Detached Family Home.
- Three Bedrooms.
- The Gross Internal Floor Area is approximately 973 sq/ft / 90 sq/metres.
- Two Reception Rooms.
- Single Garage & Driveway Parking.
- Large Front and Rear Gardens.
- Desirable Location of Hartford.
- Within Walking Distance to Local Amenities and Schooling.
- Refitted Kitchen with Granite Worksurfaces.
- EPC:



INTRODUCTION

A well placed three bedroom semi detached home sitting on a corner plot with single garaging and driveway parking. The property has been extended to the rear in the form of a larger kitchen area still retaining a generously sized living and dining room with three bedrooms and bathroom upstairs.

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. Huntingdon itself benefits from a variety of independent shops, larger supermarkets and retail outlets. 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 990 sq/ft / 91.9 sq/metres.

PORCH

UPVC door to front elevation.

ENTRANCE HALL

Radiator. UPVC window to side elevation. Built in cloaks cupboard.

LIVING ROOM

Dimensions: 13' 4" x 11' 6" (4.06m x 3.50m). UPVC window to front elevation. Radiator.

DINING ROOM

Dimensions: 9' 10" x 9' 10" (2.99m x 2.99m). UPVC window to rear elevation. Radiator.





KITCHEN

Dimensions: 19' 8" x 9' 5" (5.99m x 2.87m). Fitted with a range of wall and base mounted cupboard units and breakfast bar area and granite work surface. UPVC window to side elevation. Two UPVC windows to side elevation. UPVC door to side elevation. Space for a range style cooker with extractor hood over. Integrated washing machine. Wall mounted gas fired central heating boiler (Circa 1 year old). Ceramic tile flooring. Downlights.

LANDING

UPVC window to rear elevation. Loft access.

PRINCIPAL BEDROOM

Dimensions: 13' 4" x 11' 6" (4.06m x 3.50m). UPVC window to front elevation. Radiator. A range of built in wardrobes.

BEDROOM TWO

Dimensions: 11' 6" x 9' 10" (3.50m x 2.99m). UPVC window to rear elevation. Radiator.

BEDROOM THREE

Dimensions: 8' 9" x 6' 7" (2.66m x 2.01m). UPVC window to front elevation. Radiator. Built in double cupboard.

BATHROOM

Fitted with a three piece suite comprising "P" shaped bath with shower screen, tiled surrounds and electric shower over, low level WC and wash hand basin with vanity cupboard unit underneath. Obscure UPVC window to side elevation. Tiled surrounds. Tiled flooring. Radiator.

EXTERNAL

The property benefits from sitting on a corner plot with large front and rear gardens, enclosed by a dwarf wall and timber fencing. Within the gardens are a variety of mature flower and shrub borders as well as a patio seating area and driveway providing parking.



**GARAGE**

A single garage with up and over door to front elevation. Power & lighting.

TENURE

The Tenure of the Property is Freehold.

COUNCIL TAX

The Council Tax Band for the Property is C.

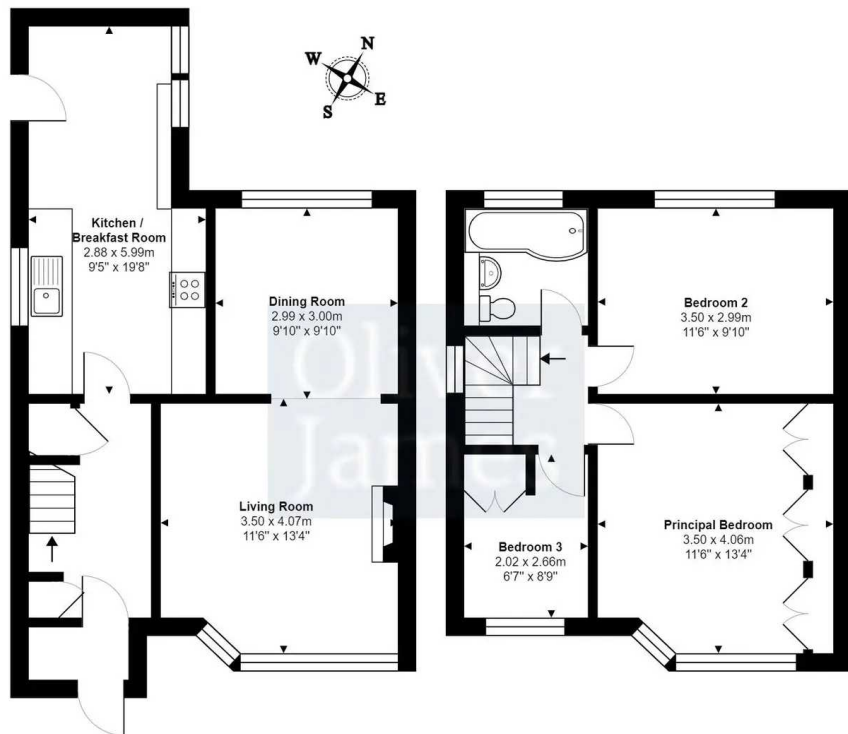
AGENTS NOTES

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.





Total Area: 91.9 m² ... 990 ft²

All measurements are approximate and for display purposes only





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