



26 East Street, Huntingdon

£265,000

 **Oliver James**
Property Sales & Lettings



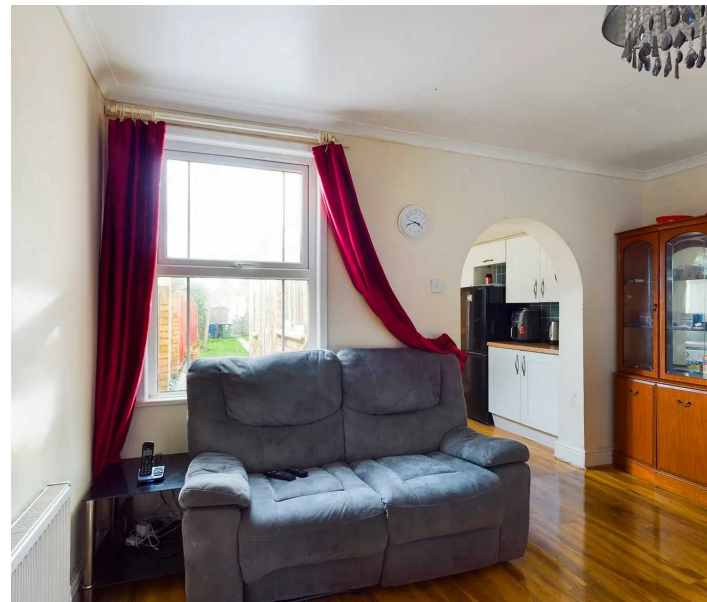
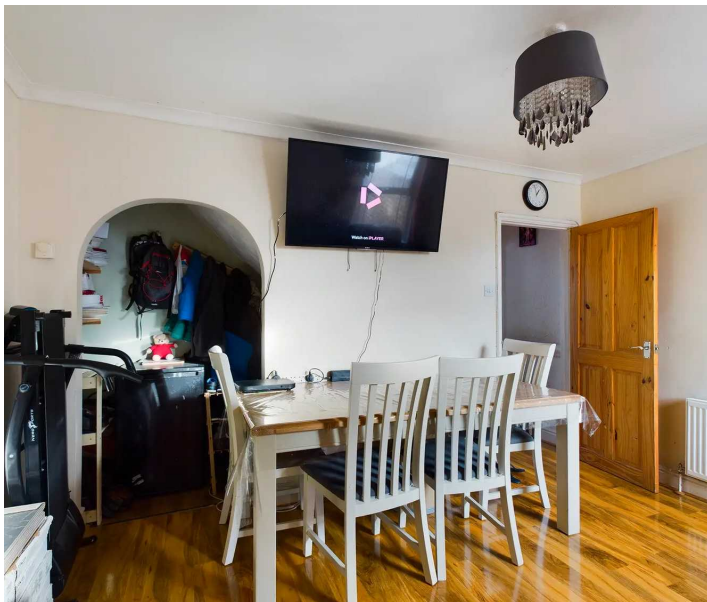
26 East Street

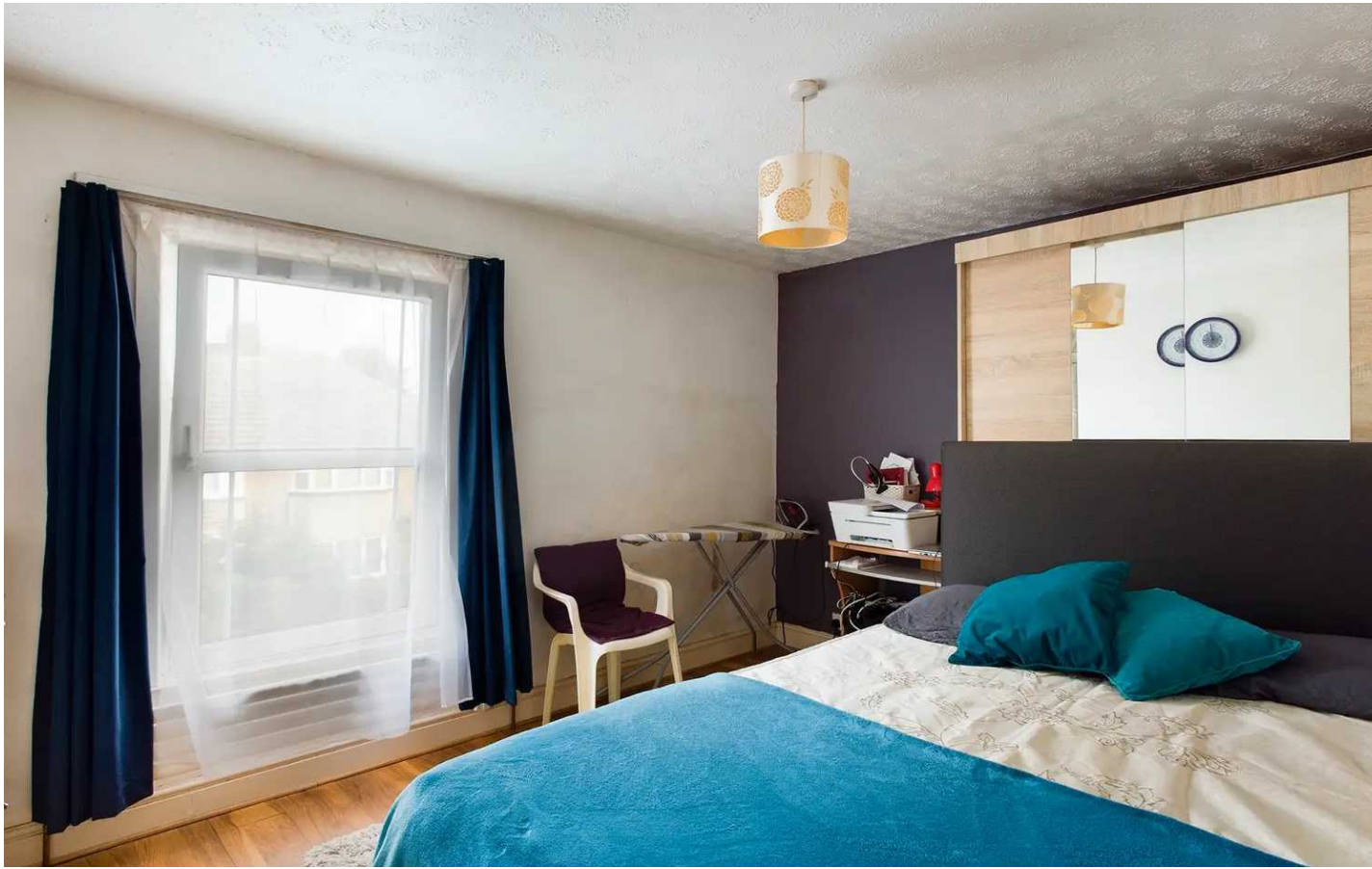
Huntingdon

A three bedroom Victorian cottage ideally positioned on the outskirts of the town centre with 80 ft long garden and two allocated parking spaces.

Council Tax band: B

- The total plot size is 0.05 acres.
- Two reception rooms.
- Downstairs family bathroom and upstairs WC.
- Two/three bedrooms.
- Off road parking for two vehicles.
- EPC: D.
- A Gross Internal Floor Area of approximately 757 sq/ft / 70 sq/metres.
- Victorian terraced home.
- 14 fully owned solar panels.





INTRODUCTION

A two/three bedroom Victorian terraced home situated close to the town centre and local amenities. The property offers two large reception rooms with an extended kitchen to the rear and downstairs bathroom. Upstairs are three rooms, two good size double bedrooms and a further bedroom or dressing area with WC. Externally the property benefits from an 80 ft long garden with two off road parking spaces to the rear.

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 walking distance, Huntingdon Train Station provides access to London Kings Cross in under an hour, and the guided bus to reaches central Cambridge within 45 minutes.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area of approximately 757 sq/ft / 70 sq/metres.

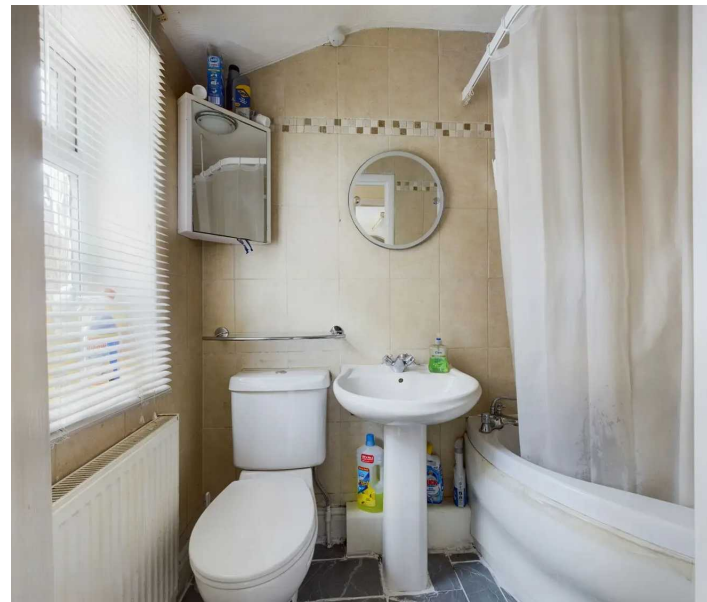
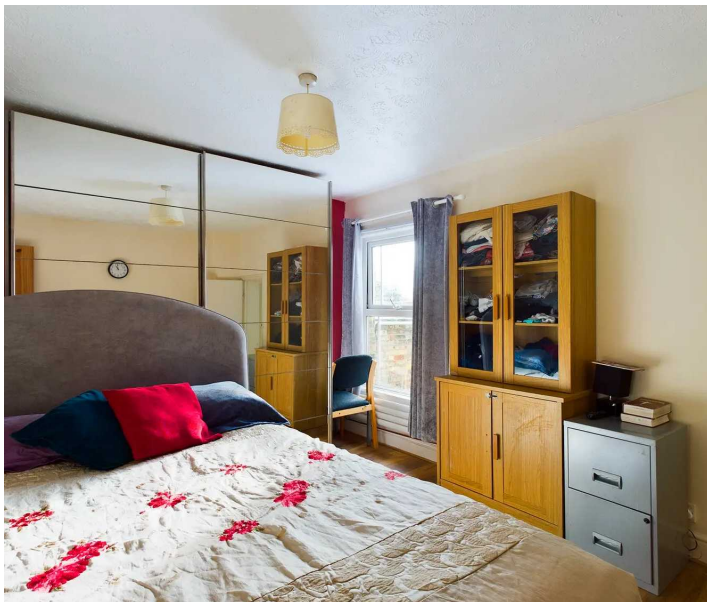
LIVING ROOM

Composite door to front elevation. UPVC window to front elevation. Radiator. Wood effect flooring.

LOBBY

DINING ROOM

UPVC window to rear elevation. Wood effect flooring. Under/stair cupboard.





KITCHEN

Fitted with a range of wall and base mounted cupboard units with butchers block effect worksurface. UPVC window to side elevation. Space for cooker. Space for fridge/freezer. Plumbing for dishwasher. Stainless steel sink with drainer. Gas fired central heating boiler. Tiled surrounds.

LOBBY

UPVC door to side elevation. Airing cupboard housing the hot water tank.

BATHROOM

Fitted with a three piece suite comprising corner bath with shower over and tiled surrounds, low level WC and wash hand basin. Obscure UPVC window to side elevation. Radiator.

LANDING

Loft access to part boarded loft space.

PRINCIPAL BEDROOM

UPVC window to front elevation. Radiator. Built in cupboard.

BEDROOM 2

UPVC window to rear elevation. Radiator. Built in cupboard.

BEDROOM 3

UPVC window to rear elevation. Radiator.

WC

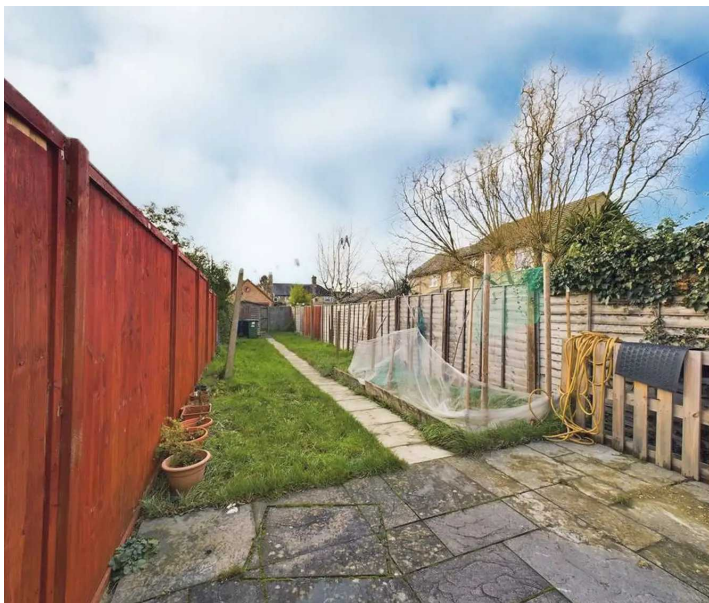
Fitted with a two piece suite comprising low level WC and wash hand basin.

EXTERNAL

The property benefits from an enclosed rear garden measuring approximately 85' 4" x 13' 7" (26m x 4.13m), fully enclosed by timber fencing with access to the rear where the parking is situated. Attached to the rear of the property is a brick built shed. Accessed via cross street, to the rear of the garden are two gravelled off road parking spaces.

SOLAR PANELS

The property benefits from 14 fully owned solar panels providing reduced electricity costs and a feed in tariff



**SOLAR PANELS**

The property benefits from 14 fully owned solar panels providing reduced electricity costs and a feed in tariff generated of approximately £200 p/a.

COUNCIL TAX

The Council Tax Band for the Property is B.

TENURE

The Tenure of the Property is Freehold.

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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