



58 Cromwell Drive, Huntingdon

£310,000

 **Oliver James**
Property Sales & Lettings



58 Cromwell Drive

Huntingdon, Huntingdon

A well presented home with en-suite shower room and single garage, situated in a highly desired estate close to the Train Station, schooling and Town Centre.

Council Tax band: C

Tenure: Freehold

- Modern terraced home.
- Three bedrooms.
- The Gross Internal Floor Area is approximately 791 sq/ft / 73 sq/metres.
- En-suite shower room to the principal bedroom.
- Situated within close proximity to local primary and secondary schooling.
- Popular location close to Hinchingbrooke Hospital.
- Well appointed kitchen, bathroom and en-suite shower room.
- Fully enclosed garden with rear access.
- Single garage with parking to front.
- EPC: C.





INTRODUCTION

A modern, three bedroom home ideally placed on a popular estate close to local amenities and schooling. The property presents well with a large entrance hall feeding into a downstairs cloakroom and access into the living room and dining area which benefits from french doors into the rear garden, which has rear gated access to the single garage with parking to front. The kitchen has views over the rear garden and a breakfast bar seating area as well as a good size pantry cupboard. Upstairs are three bedrooms, two doubles and one single with an en-suite shower room to the principal and further family bathroom.

LOCATION

Situated within the highly sought after Hinchingsbrooke Park area of Huntingdon, the property is located within a short walking distance of Huntingdon Town Centre, the Bus Station providing the Guided Bus route in Cambridge as well as Huntingdon Train Station offering fast line trains into London Kings Cross within 45 minutes. The nearby Hinchingsbrooke Country Park offers mountain bike riding, walks and picnic areas and the property is ideally located in the catchment area for and is just a two minute walk to both Cromwell Academy and Hinchingsbrooke School.

GROSS INTERNAL FLOOR AREA

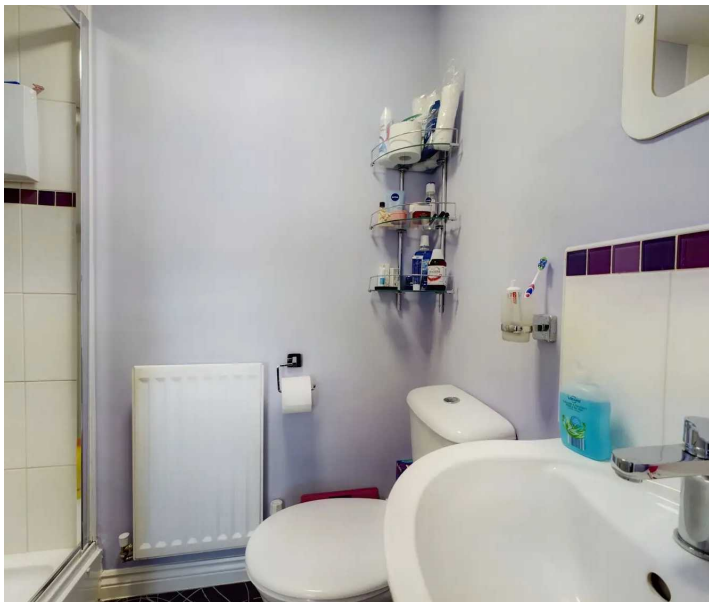
The Gross Internal Floor Area is approximately 791 sq/ft / 73 sq/metres.

ENTRANCE HALL

Dimensions: 13' 0" x 3' 5" (3.96m x 1.04m). Composite door to front elevation. Stairs to first floor. Radiator.

CLOAKROOM

Dimensions: 5' 11" x 2' 9" (1.80m x 0.84m). Fitted with a two piece suite comprising low level WC and pedestal wash hand basin. Obscure UPVC window to front elevation. Radiator.





LIVING ROOM

Dimensions: 15' 10" x 9' 6" (4.82m x 2.89m). UPVC window to front elevation. Radiator. Wood effect flooring. Open into dining area;

DINING ROOM

Dimensions: 9' 4" x 7' 8" (2.84m x 2.34m). UPVC french doors to rear elevation. Radiator. Wood effect flooring.

KITCHEN / BREAKFAST ROOM

Dimensions: 9' 3" x 8' 2" (2.82m x 2.49m). Fitted with a range of wall and base mounted cupboard units with granite effect worksurface. UPVC window to rear elevation. Resin one and a half bowl sink with drainer. Space for fridge freezer. Plumbing for washing machine. Spacer for cooker with extractor hood over. Wall mounted gas fired central heating boiler. Pantry cupboard.

LANDING

Dimensions: 9' 4" x 2' 8" (2.84m x 0.81m). Loft access.

PRINCIPAL BEDROOM

Dimensions: 9' 6" x 9' 9" (2.89m x 2.97m). UPVC window to front elevation. Radiator. Built in triple wardrobe.

EN SUITE SHOWER ROOM

Dimensions: 4' 4" x 6' 4" (1.32m x 1.93m). Fitted with a three piece suite comprising shower cubicle with electric shower over and tiled surrounds, low level WC and pedestal wash hand basin. Tiled surrounds. Radiator. Extractor fan.

BEDROOM 2

Dimensions: 11' 3" x 9' 9" (3.43m x 2.97m). UPVC window to front elevation. Radiator.

BEDROOM 3

Dimensions: 9' 5" x 6' 3" (2.87m x 1.90m). UPVC window to rear elevation. Radiator.





BATHROOM

Dimensions: 6' 0" x 7' 1" (1.83m x 2.16m). Fitted with a three piece suite comprising panelled bath with tiled surrounds and mixer shower attachment, low level WC and pedestal wash hand basin. Obscure UPVC window to rear elevation. Radiator. Extractor fan.

EXTERNAL

The property has a well proportioned garden which is to the main laid to lawn with a patio seating area and gated rear access to the parking and garaging.

GARAGE

To the rear of the property is a single garage with up and over door to the front elevation and a parking space to front. The garage is held on a long leasehold, the ground rent being £50 per annum.

ESTATE SERVICE CHARGE

There is a service charge for the maintenance of communal areas on the estate which is £304 per annum.

TENURE

The Tenure of the Property is Freehold.

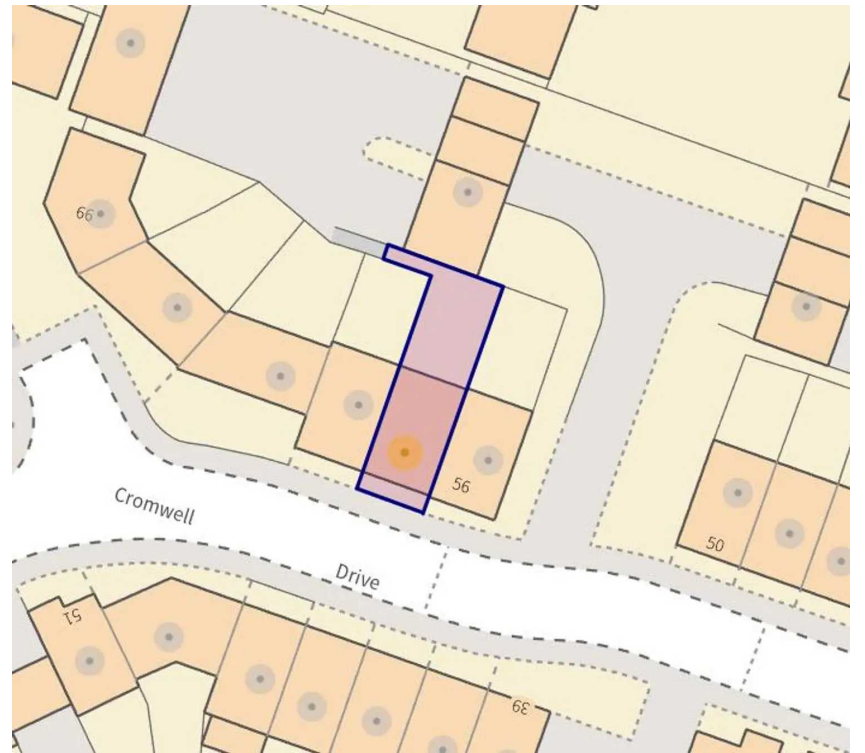
COUNCIL TAX

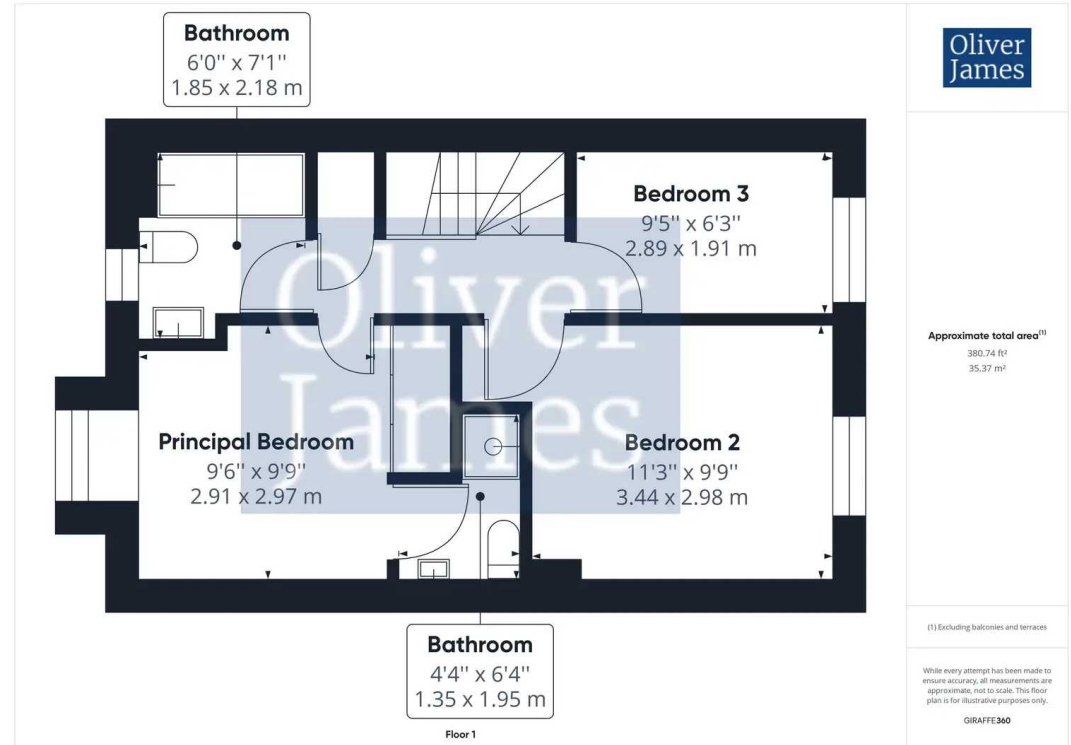
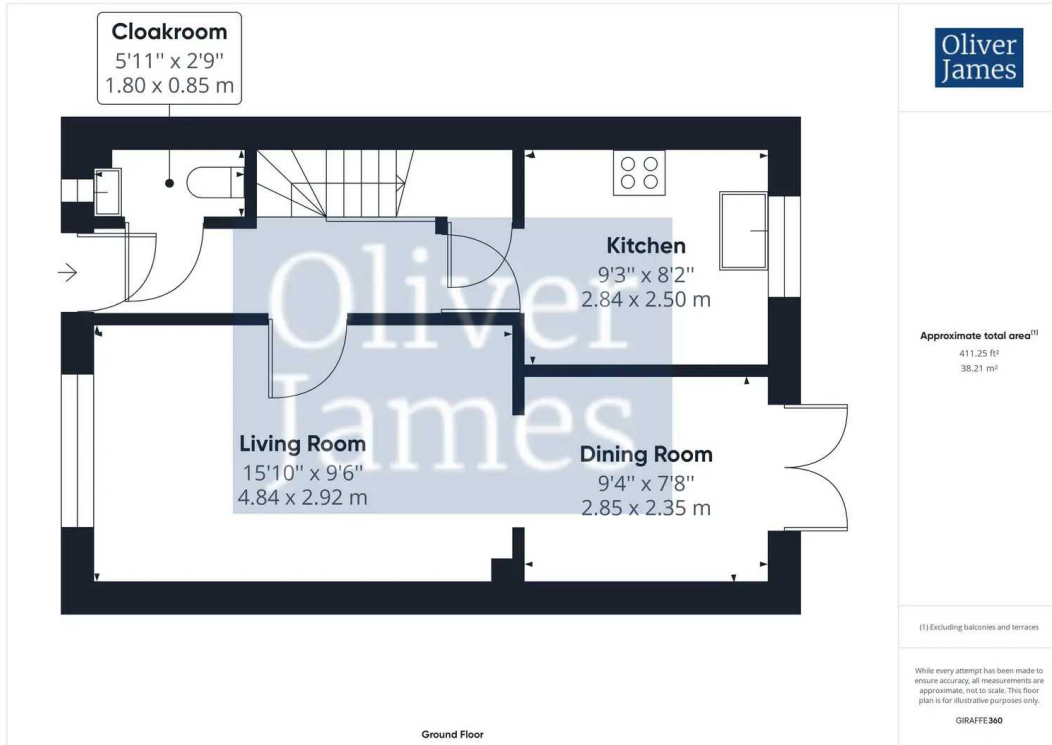
The Council Tax Band for the Property is C.

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.









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