



4 Haweswater, Huntingdon

In Excess of £350,000

 **Oliver James**
Property Sales & Lettings



4 Haweswater

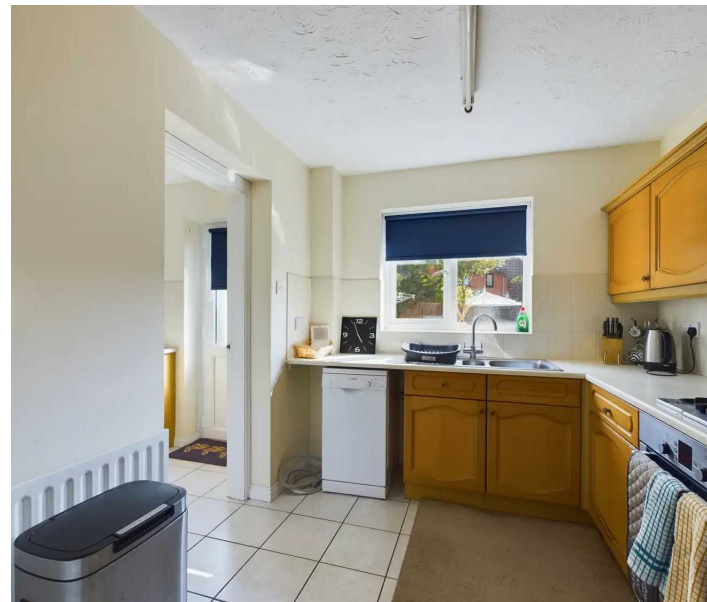
Huntingdon

A nicely positioned detached home with single garage, situated close to local schooling and walking distance to the train station.

Council Tax band: D

Tenure: Freehold

- Detached home.
- Three bedrooms.
- The Gross Internal Floor Area is approximately
- Southerly facing rear garden.
- Single garage with potential for conversion.
- Functional separate utility room.
- Within walking distance of local primary and secondary schooling.
- Sought after location.
- Walking distance to Huntingdon Train Station.
- EPC: D.





INTRODUCTION

The property is approached with a pleasant small garden area to the front and driveway to the front of the garage providing parking. A large living room with bay window overlooks the front leading through to a formal dining room and access to the kitchen. A benefit of the property is the additional utility room which is on the back of the garage and has access out to the garden. Upstairs are three bedrooms as well as a family bathroom. All of the windows have recently been replaced with UPVC double glazing the boiler has been refitted over the last year as well.

LOCATION

Situated within the highly sought after Stukeley Meadows area of Huntingdon offering quick and easy access to local schooling, amenities as well as the Train Station and Guided Busway. Within the Stukeley Meadows estate is the renowned Stukeley Meadows primary school as well as the local Tesco's Express, larger shops and supermarkets located within the Town Centre, within walking distance.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 915 sq/ft (85 sq/metres)

ENTRANCE HALL

UPVC door to front elevation. Radiator. Ceramic tiled flooring. Stairs to first floor.

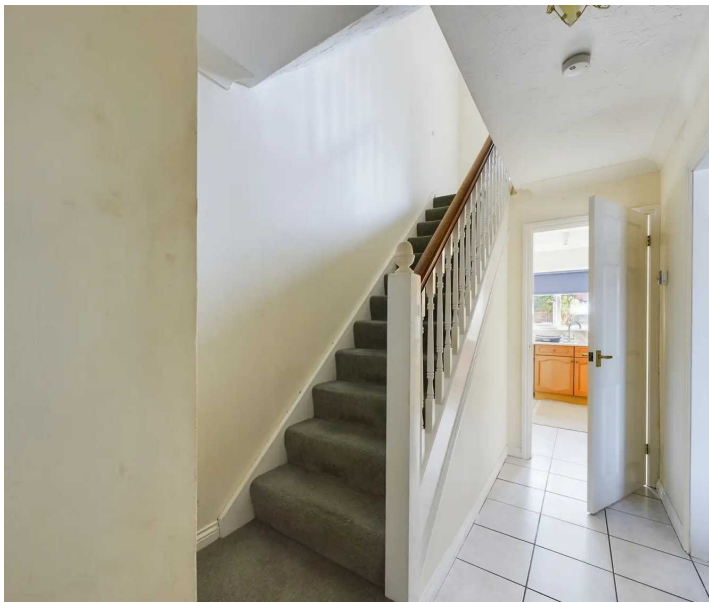
CLOAKROOM

Fitted with a two piece suite comprising low level WC and wash hand basin. UPVC window to front elevation. Radiator. Ceramic tiled flooring.

LIVING ROOM

11' 0" x 13' 5" (3.35m x 4.09m)

UPVC bay window to front elevation. Radiator.





DINING ROOM

9' 1" x 9' 6" (2.77m x 2.90m)

Door to rear elevation. Radiator.

KITCHEN

8' 0" x 9' 6" (2.44m x 2.90m)

Fitted with a range of wall and base mounted cupboard units with a granite effect work surface. Four ring gas hob, built in extractor hood over. Electric oven and grill. UPVC window to rear elevation. One and a half bowl stainless steel sink and drainer. Plumbing for a dish washer. Radiator. Ceramic tiled flooring.

UTILITY ROOM

Fitted with wall and base mounted cupboard units with granite effect work surface over. Stainless steel sink and drainer. Plumbing for dish washer. UPVC window to rear elevation. UPVC door to rear elevation. Gas central fired heating boiler. Ceramic tiled flooring.

LANDING

Loft access. Airing cupboard housing hot water tank.

PRINCIPAL BEDROOM

8' 2" x 11' 6" (2.49m x 3.51m)

UPVC window to front elevation. Built in double wardrobe.

BEDROOM TWO

8' 2" x 9' 6" (2.49m x 2.90m)

UPVC window to rear elevation. Radiator. Built in double wardrobes.

BEDROOM THREE

7' 10" x 8' 5" (2.39m x 2.57m)

UPVC window to front elevation. Radiator.





BATHROOM

Fitted with a three piece suite comprising panelled bath with tiled surrounds and electric shower over, low level WC and pedestal wash hand basin. UPVC obscure window to rear elevation. Ceramic tiled flooring. Radiator.

EXTERNAL

The property has a small garden area to the front with a driveway providing parking. Gated access leads to the rear garden which is laid to lawn, with a seating area.

COUNCIL TAX

The Council Tax Band for the Property is D (£1,925 p/yr).

TENURE

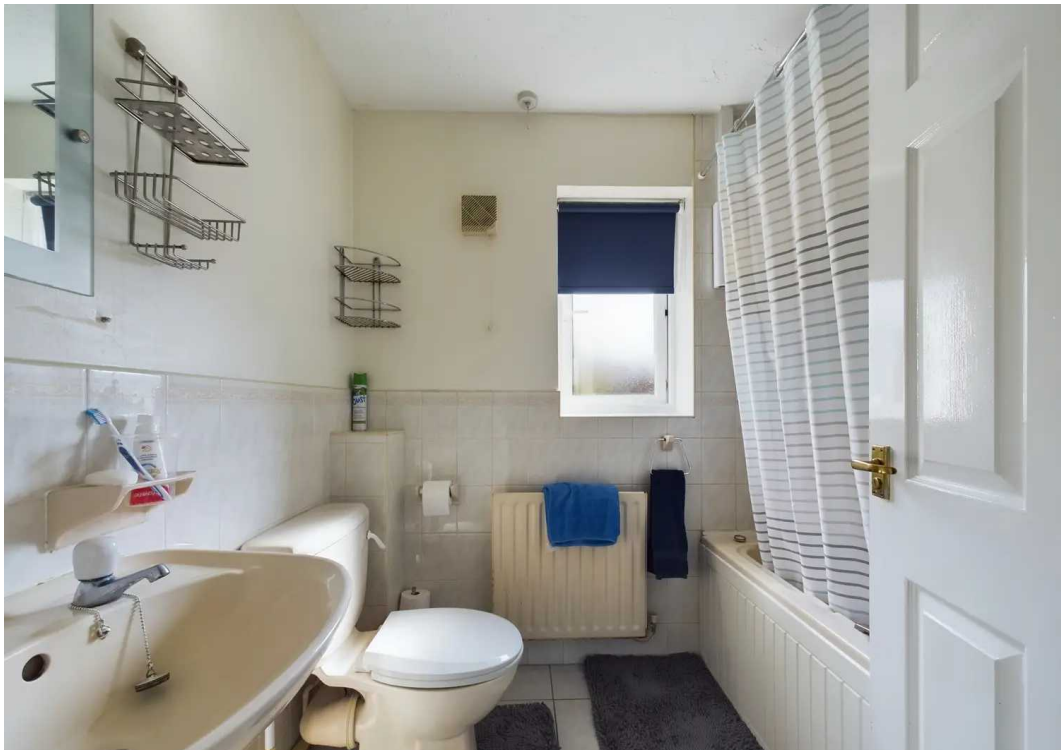
The Tenure of the Property is Freehold.

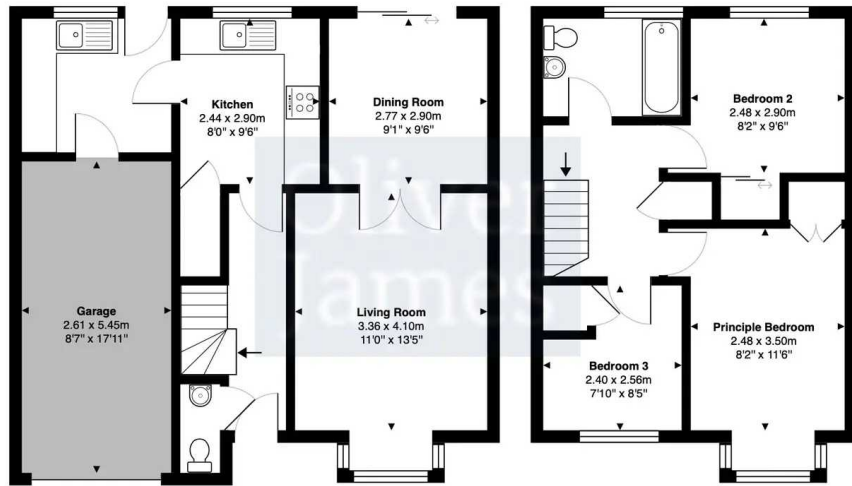
AGENTS NOTES

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.

ANTI 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: 85.0 m² ... 915 ft²

All measurements are approximate and for display purposes only

Oliver
James

