



16 Ashton Gardens, Huntingdon  
£200,000

 **Oliver James**  
Property Sales & Lettings



## 16 Ashton Gardens

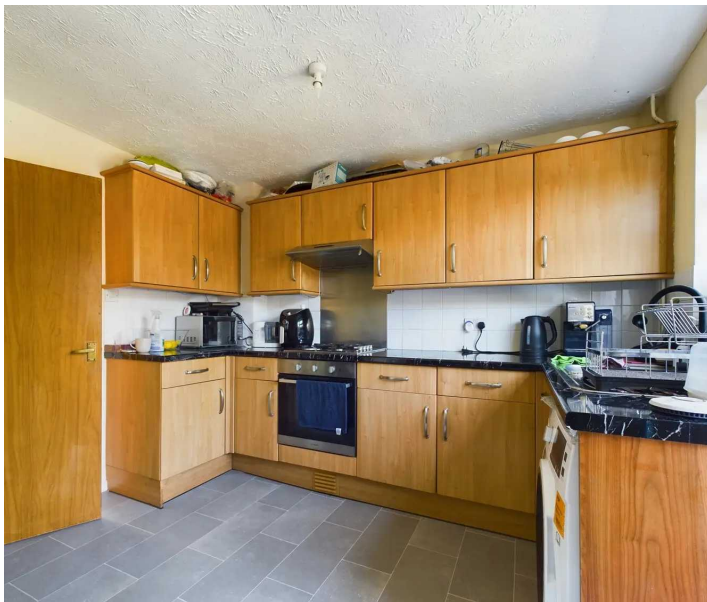
Huntingdon, Huntingdon

Ideally located on the outskirts of the town centre, a terraced home overlooking a pleasant communal green with single garaging.

Council Tax band: B

Tenure: Freehold

- Terraced home.
- Two bedrooms.
- The Gross Internal Floor Area is approximately 509 sq/ft / 47 sq/metres.
- Overlooking a communal green to the front elevation.
- Off road parking to the front of the garage.
- Single garage.
- Walking distance to the Town Centre and Train Station.
- The property is offered for sale with no chain.
- Ideal investment buy or first time purchase.
- EPC: TBC.





## INTRODUCTION

Tucked away, overlooking a communal green to the front elevation the property has a garage and parking space. There is an entrance porch as you enter the property leading through to a well proportioned living room. The kitchen is to the rear with access into the rear garden and has space for a dining table. Upstairs are two bedrooms and the family bathroom with shower over the bath and is offered with no forward chain.

## LOCATION

Situated in close proximity to 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

### PORCH

3' 7" x 3' 2" (1.09m x 0.97m)

UPVC door to front elevation. UPVC window to side elevation. Tiled flooring.

### LIVING ROOM

12' 1" x 11' 6" (3.68m x 3.51m)

UPVC window to front elevation. Radiator. Wood effect flooring. Stairs to first floor.





#### **KITCHEN**

10' 6" x 11' 7" (3.20m x 3.53m)

Fitted with a range of wall and base mounted cupboard units with granite effect worksurface. UPVC window and door to rear elevation. Integrated four ring hob with extractor hood over, electric oven and grill under. Plumbing for washing machine. Stainless steel sink with drainer. Wall mounted gas fired central heating boiler. Built in cupboard. Vinyl flooring. Radiator.

#### **LANDING**

Loft access.

#### **PRINCIPAL BEDROOM**

12' 4" x 11' 5" (3.76m x 3.48m)

UPVC bay window to front elevation. Radiator.

#### **BEDROOM 2**

7' 3" x 6' 10" (2.21m x 2.08m)

UPVC window to rear elevation. Radiator.

#### **BATHROOM**

8' 1" x 4' 5" (2.46m x 1.35m)

Fitted with a three piece suite comprising panelled bath with mixer shower, pedestal wash hand basin and low level WC. Obscure UPVC window to rear elevation. Radiator. Airing cupboard housing the hot water tank. Vinyl flooring.

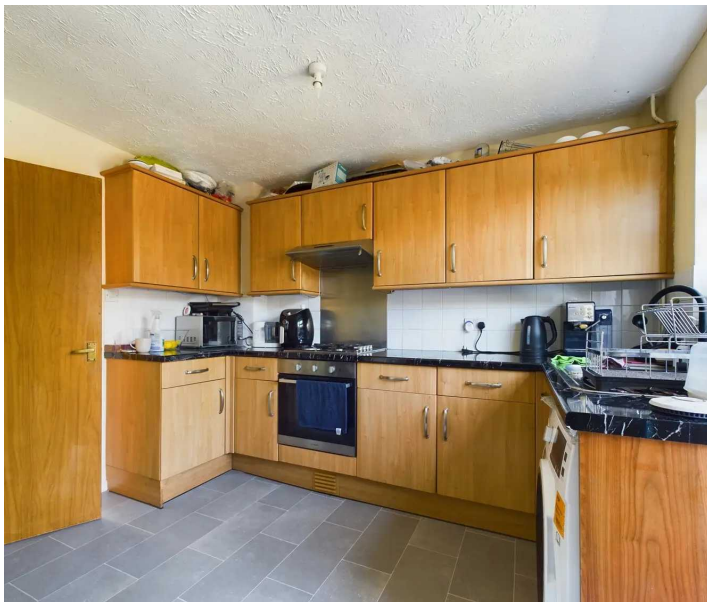
#### **EXTERNAL**

27' 10" x 15' 8" (8.49m x 4.78m)

To the front of the property is a small garden area with space for bins. To the rear of the property is laid to lawn garden with patio seating area, enclosed by timber fencing.

#### **GARAGE**

Up and over door to the front elevation with parking to front.





#### **GARDEN**

To the front of the property is a small garden area with space for bins. To the rear of the property is laid to law garden with patio seating area, enclosed by timber fencing.

#### **GARAGE**

Single Garage

The parking is situated to the front of the single garage.

#### **COUNCIL TAX**

The Council Tax Band for the Property is B.

#### **TENURE**

The Tenure of the Property is Freehold.

#### **AGENTS NOTES**

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.

#### **MONEY LAUNDERING REGULATIONS**

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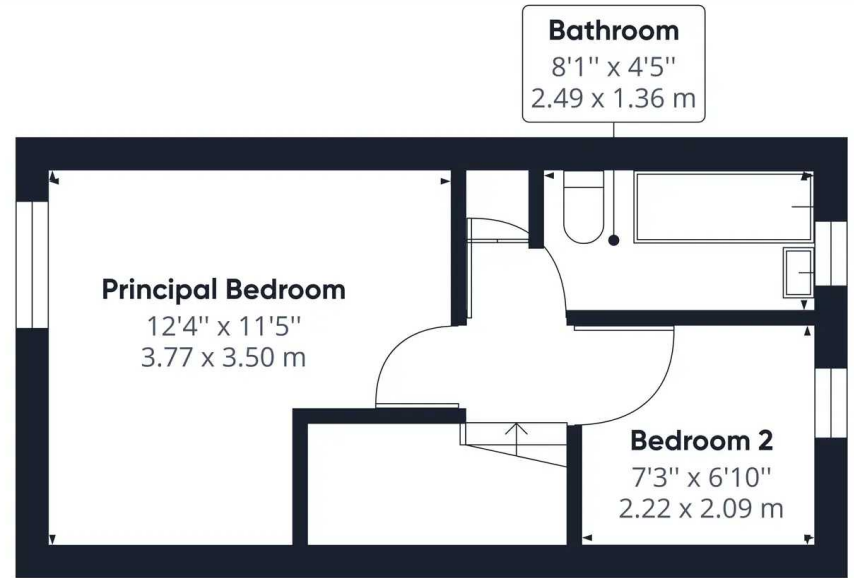
Approximate total area<sup>(1)</sup>  
280.13 ft<sup>2</sup>  
26.02 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor



Approximate total area<sup>(1)</sup>  
229.65 ft<sup>2</sup>  
21.34 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



## Oliver James Property Sales & Lettings

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