



11 Wheatsheaf Road, Alconbury Weston

Guide Price £280,000

 **Oliver James**  
Property Sales & Lettings



## 11 Wheatsheaf Road

Alconbury Weston, Huntingdon

A lovely detached home tucked away in a quiet cul-de-sac with potential for extension, single garaging and a great size garden of approximately 68 ft in length. No chain.

Council Tax band: C

Tenure: Freehold

- Established detached home offered with no chain.
- Three bedrooms.
- The Gross Internal Floor Area is approximately 862 sq/ft / 80 sq/metres.
- Great local amenities in nearby Alconbury including doctors, shop and pubs.
- Easy access onto the A1 road network - 13 minute drive to Huntingdon Town Centre.
- Large rear garden measuring approximately 67' 2" x 30' 3" (20.48m x 9.21m).
- Single garage with power and lighting.
- Potential for extension to the rear or to the side, above the garage, subject to the relevant consent.
- Driveway parking to the front of the garage.
- EPC: D.





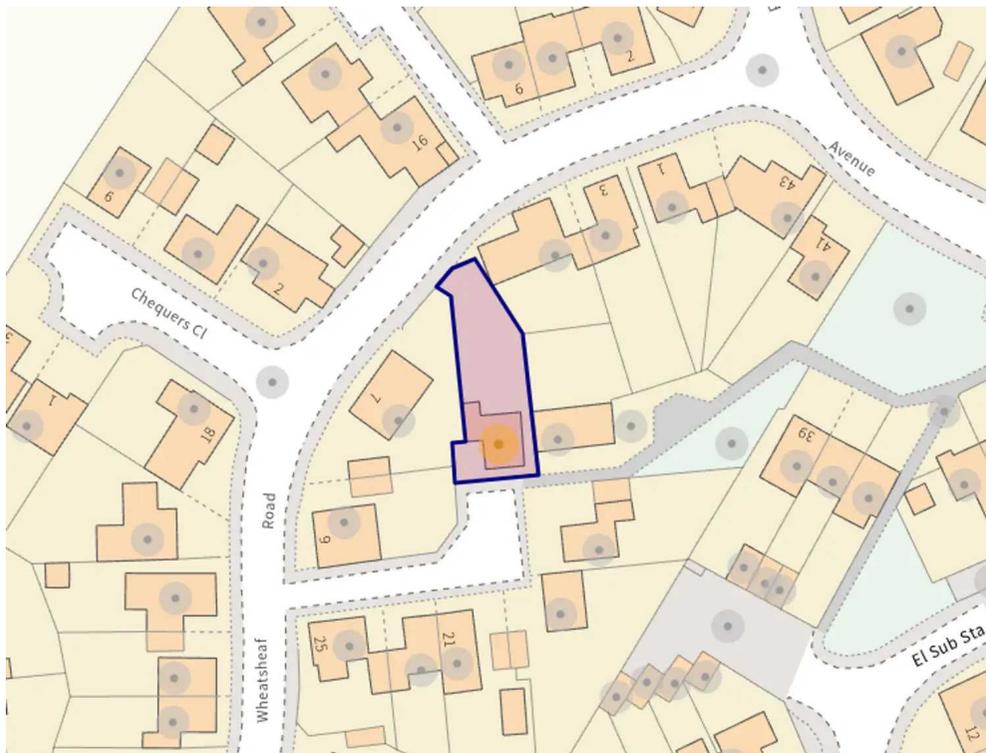
## INTROUCTION

A lovely three bedroom detached home situated in a quiet cul-de-sac position offering potential for extension to the rear or side. The property is tucked away and has driveway parking to the front of the garage with access to the garden. Upon entry to the property there is the entrance hall with some storage under the stairs and the living room on the right hand side with a large window to the front elevation. The kitchen / diner runs the width of the property across the back with a door and two windows into the rear garden with a modern range of cupboard units. Upstairs there are two double bedrooms with the principal overlooking the rear garden and one single bedroom.

## LOCATION

This home is positioned in the centre of this quaint village, Alconbury Weston, which is situated approximately 6.5 miles North of Huntingdon and is within a short drive of local primary and secondary schooling. A recently refurbished pub, The White Hart is only a short walk away and stunning countryside walks in all directions on your doorstep. With easy access to the A1 and A14 road networks and within a 15 minute drive of Huntingdon train station with a direct line to London in under an hour.





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | <b>86</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>55</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         | <b>84</b> |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  | <b>48</b>               |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England, Scotland &amp; Wales</b>                            | EU Directive 2002/91/EC |           |

