



61 Sapley Road, Hartford

In Excess of £234,995

 **Oliver James**  
Property Sales & Lettings



## 61 Sapley Road

Hartford, Huntingdon

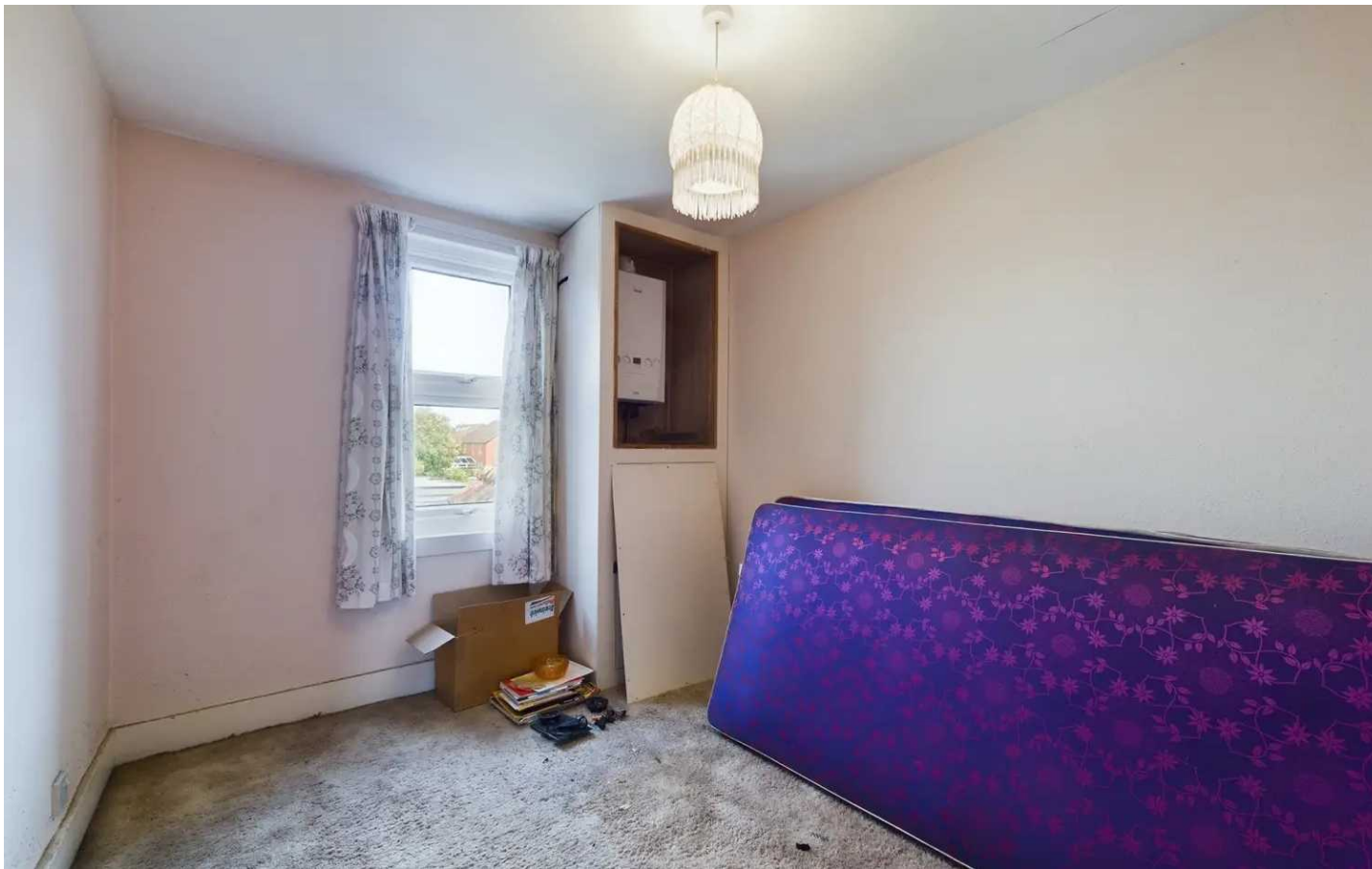
A Victorian semi detached home of 957 ft<sup>2</sup> / 89 m<sup>2</sup> requiring refurbishment with a 90 ft long rear garden and single garaging. No chain.

Council Tax band: C

Tenure: Freehold

- Victorian semi-detached home.
- The Gross Internal Floor Area is approximately
- Three bedrooms (the third bedroom is accessed via the second bedroom)
- Potential for refurbishment and reconfiguration of the accommodation.
- Newly installed gas fired central heating system in 2022.
- A rear garden extending approximately 28.18 metres (92 ft) long x 4.44 metres (14.5 ft) wide.
- Single garage providing the opportunity to replace, refurbish or demolish to create more parking.
- The property is sold with no forward chain.
- EPC: F.
- Sought after position along the desired Sapley Road within Hartford.





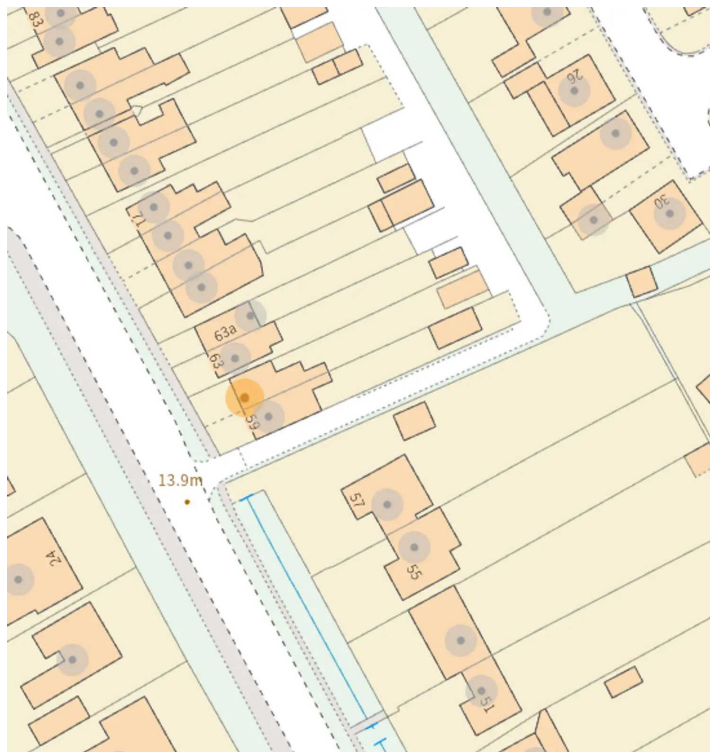
## INTRODUCTION

The property is attractive from the front with an open plan garden leading to the front door, set back slightly from the road. The living room is to the front with a bay window and leads through to the dining room which has two built in cupboards and an under stair cupboard with stairs to the first floor. The kitchen is single storey to the rear and leads through to wet room, which has been refitted in a modern and neutral styling. Upstairs are three bedrooms, two of which are accessed off the middle room however subject to the relevant consent the rooms could be configured to create three separate bedrooms or an upstairs bathroom

## LOCATION

Hartford is located on the Northern outskirts of Huntingdon providing easy and quick access onto the major road networks giving access in all directions. 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/walking distance, Huntingdon Train Station provides access to London Kings Cross.





| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>85</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> | <b>23</b>               |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | 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>83</b> |
| (69-80)   | <b>C</b> |                         |           |
| (55-68)   | <b>D</b> |                         |           |
| (39-54)   | <b>E</b> |                         |           |
| (21-38)   | <b>F</b> | <b>34</b>               |           |
| (1-20)  | <b>G</b> |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |                         |           |
| England, Scotland & Wales                                       |          | EU Directive 2002/91/EC |           |



Approximate total area<sup>(1)</sup>  
408.71 ft<sup>2</sup>  
37.97 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.

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Ground Floor Building 1



Approximate total area<sup>(1)</sup>  
337.48 ft<sup>2</sup>  
31.35 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1 Building 1