



7 The Whaddons, Huntingdon

£215,000

 **Oliver James**
Property Sales & Lettings



7 The Whaddons

Huntingdon.

An established terraced home of 817 sq/ft / 75 sq/metres with pleasant south / westerly facing garden. Offered with no forward chain.

Council Tax band: A

Tenure: Freehold

- Established terraced home offered with no forward chain.
- Three bedrooms.
- The Gross Internal Floor Area is approximately 817 sq/ft / 75 sq/metres.
- Recently re-carpeted and re-painted.
- Pleasant south westerly facing rear garden.
- Potential for reconfiguration, subject to consent.
- Parking bays to the front of the property.
- Situated within close proximity to local amenities and schooling.
- A potential rental income of £925 / £950 pcm.
- EPC: D.





INTRODUCTION

The property is shielded to the front by mature hedging providing privacy. The hallway leads into the living room which is double aspect and has just been re carpeted. The kitchen has access into the garden and is fitted with a range of wall and base mounted cupboard units with a break fast area to the front. The room has the potential to be opened up into one large kitchen / diner, subject to the relevant consent. Upstairs there are three bedrooms, the family bathroom and a separate WC all of which have been repainted. The garden to the rear is south / westerly facing and there are parking bays to the front of the property providing parking for the terrace.

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.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 817 sq/ft / 75 sq/metres.

ENTRANCE HALL

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

LIVING ROOM

11' 1" x 18' 8" (3.38m x 5.69m)

Feature fire (Currently not operational) with marble and wood surrounds. UPVC window to front and rear elevations. Two radiators.





KITCHEN

10' 5" x 9' 6" (3.18m x 2.90m)

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 over, eye level electric oven and grill. Stainless steel sink with drainer. Plumbing for washing machine. Space for under counter appliance. Plumbing for dishwasher. Under stair cupboard. Wood effect flooring. Wall mounted gas fired central heating boiler, installed in 2015.

BREAKFAST AREA

5' 6" x 6' 3" (1.68m x 1.91m)

Fitted with a breakfast bar. Wood effect flooring. Radiator. Built in cupboard.

LANDING

Loft access.

PRINCIPAL BEDROOM

11' 3" x 10' 8" (3.43m x 3.25m)

UPVC window to front elevation. Radiator. Built in wardrobe.

BEDROOM TWO

8' 8" x 12' 4" (2.64m x 3.76m)

UPVC window to front elevation. Radiator.

BEDROOM THREE

10' 9" x 7' 6" (3.28m x 2.29m)

UPVC window to rear elevation. Radiator. Built in wardrobe. Airing cupboard housing the hot water tank.

BATHROOM

4' 8" x 6' 0" (1.42m x 1.83m)

Fitted with a two piece suite comprising panelled bath with electric shower over and pedestal wash hand basin. Obscure UPVC window to rear elevation. Tiled surrounds. Chrome heated towel rail.



**WC**

4' 11" x 3' 4" (1.50m x 1.02m)

Fitted with a low level WC. Obscure UPVC window to rear elevation. Radiator.

EXTERNAL

The rear garden is south westerly facing and is lawned, with gated rear access, a timber shed and external cold water tap. The front of the property is nicely shielded by mature hedging and there are communal parking bays to the front.

COUNCIL TAX

The Council Tax Band for the Property is A.

TENURE

The Tenure of the Property is Freehold.

AGENTS NOTES

These particulars whilst believed to be correct at the 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.

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: 75.9 m² ... 817 ft²

All measurements are approximate and for display purposes only

