



4 Priory Road, Huntingdon  
£250,000

 **Oliver James**  
Property Sales & Lettings



## 4 Priory Road

Huntingdon, Huntingdon

A Victorian home of 1057 sq/ft / 98 sq/metres situated on the outskirts of Huntingdon Town Centre with good size rear garden.

Council Tax band: C

Tenure: Freehold

- End terrace Victorian home.
- Three good size bedrooms.
- The Gross Internal Floor Area is approximately 1057 sq/ft / 98 sq/metres.
- High ceilings and period features throughout.
- Two large reception rooms.
- Potential for reconfiguration, extension or improvement (subject to the relevant consent)
- Rear garden measuring approximately 11.37 m (37 ft) x 5.84 m (19ft).
- Situated on the outskirts of Huntingdon Town Centre.
- Downstairs cloakroom & upstairs bathroom.
- EPC: E.





## INTRODUCTION

The property is located on the outskirts of Huntingdon Town Centre with a dwarf wall to the front of the property.

Indicative of the era there are high ceilings throughout the property with a small porch at the front leading through to the entrance hall with two principal reception rooms leading through to the single storey storey kitchen at the rear with a cloakroom / utility area. Upstairs are three good size bedrooms and a large family bathroom.

The property offers tremendous scope for improvement or reconfiguration, subject to requirements and consent.

## LOCATION

This property is situated within walking distance of Huntingdon Town centre, the property provides easy access onto the A14/A1 road network.

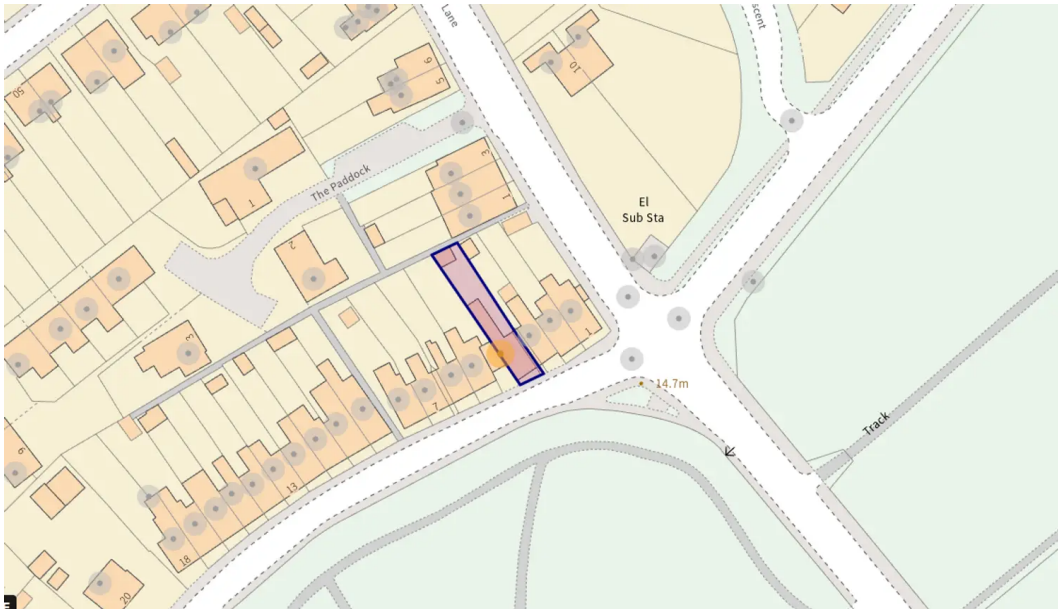
Schools catering for all age groups, both private and public can be found within a 20 mile radius, Huntingdon itself benefits from a variety of independent shops, larger supermarkets and retail outlets.

Within walking distance, Huntingdon Train Station provides access to London Kings Cross in under an hour.

## GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 1057 sq/ft / 98 sq/metres.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<small>EU Directive 2002/91/EC</small>		

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>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<small>EU Directive 2002/91/EC</small>		



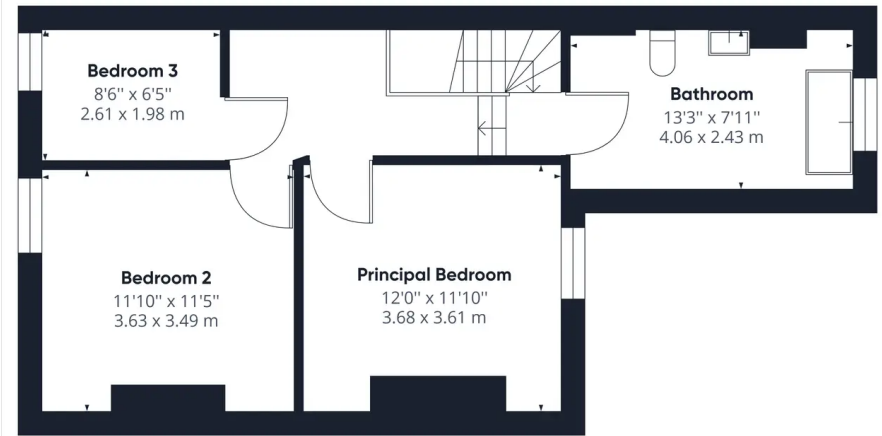
Approximate total area<sup>(1)</sup>  
567.10 ft<sup>2</sup>  
52.68 m<sup>2</sup>

(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



Approximate total area<sup>(1)</sup>  
490.43 ft<sup>2</sup>  
45.56 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1