



19 Crummock Water, Huntingdon

Guide Price **£240,000**

 **Oliver James**
Property Sales & Lettings



19 Crummock Water

Huntingdon, Huntingdon

A smartly presented terraced home with two allocated parking spaces, situated at the end of a cul de sac. No forward chain.

Council Tax band: B

Tenure: Freehold

- End of terrace home.
- Two bedrooms.
- The Gross Internal Floor Area is approximately 600 sq/ft / 55 sq/metres.
- Modern kitchen and bathroom.
- Ideal first time purchase.
- Well presented, low maintenance rear garden.
- 9 minutes walk to the Town Centre / 15 minutes walk to the Train Station.
- Two allocated off road parking spaces.
- The Property is sold with no forward chain.
- EPC: D.





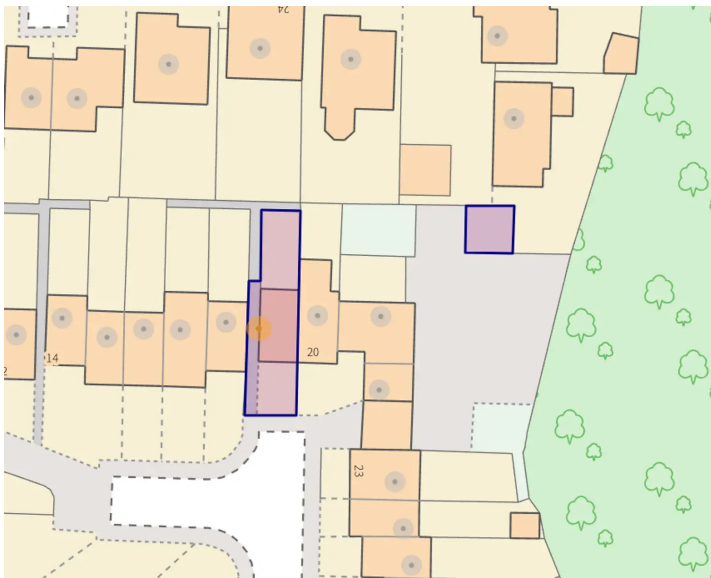
INTRODUCTION

The property is tucked away to the end of the cul de sac and has a small frontage with an entrance porch with a small cupboard, ideal for coats and shoes. There is a good size living room with a large window to the front and the kitchen / diner spans the full width of the property overlooking the rear garden. Upstairs are two well proportioned bedrooms and a contemporary bathroom with a shower over the bath. The garden is low maintenance with a mixture of a patio seating area and flower and shrub borders with two allocated parking spaces nearby.

LOCATION

Situated within the highly sought after Stukeley Meadows area of Huntingdon offering quick and easy access to local schooling, amenities as well as the Train Station and Guided Busway. Within the Stukeley Meadows estate is the renowned Stukeley Meadows primary school as well as the local Tesco's Express, larger shops and supermarkets located within the Town Centre, within walking distance.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			63
			86
EU Directive 2002/91/EC			
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
			59
			85
EU Directive 2002/91/EC			
England, Scotland & Wales			



Living Room
14'5" x 10'6"
4.41 x 3.21 m

Kitchen /Dining
8'0" x 13'3"
2.44 x 4.06 m

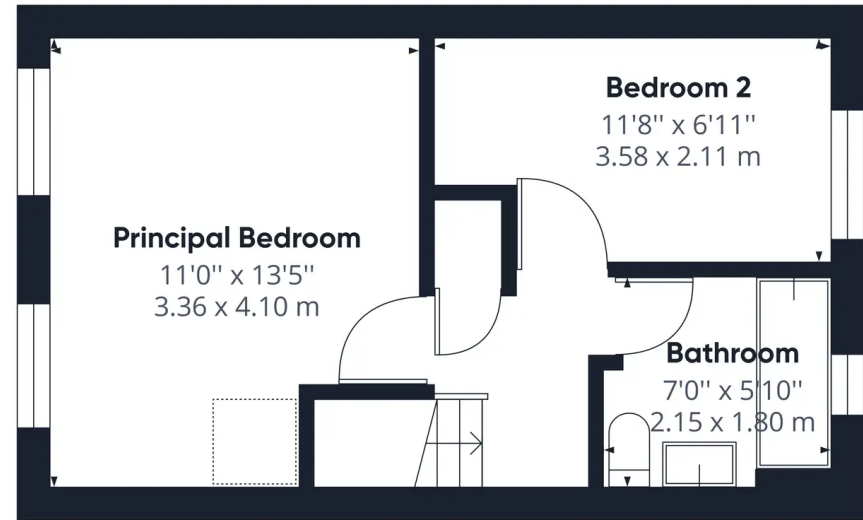
Approximate total area⁽¹⁾
308.57 ft²
28.67 m²

(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



Principal Bedroom
11'0" x 13'5"
3.36 x 4.10 m

Bedroom 2
11'8" x 6'11"
3.58 x 2.11 m

Bathroom
7'0" x 5'10"
2.15 x 1.80 m

Approximate total area⁽¹⁾
277.00 ft²
25.73 m²

(1) Excluding balconies and terraces

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Floor 1