



4 Queens Drive, Huntingdon  
£270,000

 **Oliver James**  
Property Sales & Lettings



## 4 Queens Drive

Huntingdon,

An established semi detached home of 968 sq/ft / 89 sq/metres requiring refurbishment sitting on a large plot of 0.10 acres within walking distance of the town centre and train station.

Council Tax band: C

Tenure: Freehold

- Established semi-detached home.
- Three bedrooms.
- The Gross Internal Floor Area is approximately 968 sq/ft / 89.99 sq/metres.
- A total plot size of 0.10 acres.
- A rear garden measuring approximately 30 metres (98 ft) x 9.70 metres (31 ft).
- Two reception rooms & extended utility room with WC.
- Under 10 minute walk to Huntingdon Train Station.
- An ideal project offering potential for improvement and extension, subject to the required consent.
- Close to the A14 road network providing access into Cambridge.
- EPC: C.

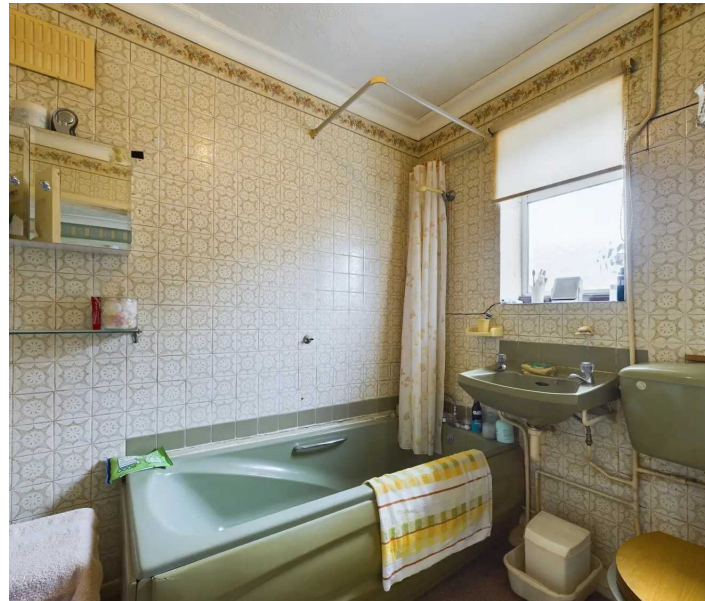


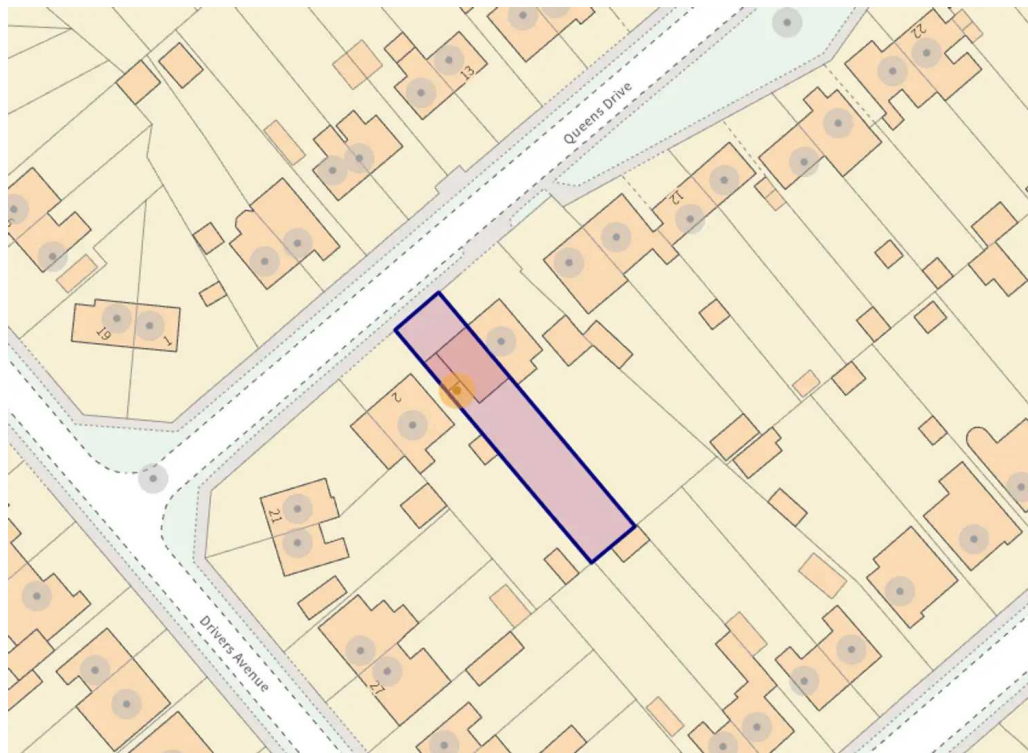
## INTRODUCTION

The property benefits from driveway parking to the front and is set back from the road with a dwarf wall enclosing the front garden. There is a porch which leads through to the entrance hall which has a storage cupboard under the stairs. The two reception rooms are generously sized with a lean to / garden room to the rear overlooking the garden. The kitchen has an extended utility as well as a cloakroom and lobby with side access to the garden. A feature of the property is the plot which totals 0.10 acres with the rear garden being approximately 100 ft in length, offering potential for extension subject to the relevant consent.

## LOCATION

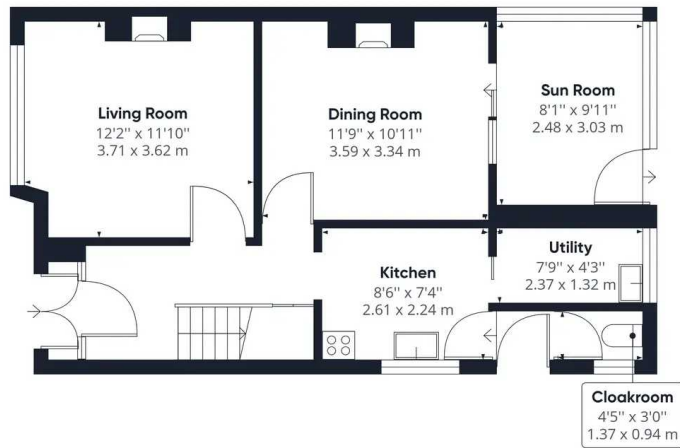
Situated on the outskirts of of Huntingdon Town Centre, the property provides easy and quick access onto the major road networks giving access in all directions. Schools catering for all age groups, both private and public can be found within a 20 mile radius Huntingdon itself benefits from a variety of independent shops, larger supermarkets and retail outlets. Within cycling distance, Huntingdon Train Station provides access to London Kings Cross in under an hour.





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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	84
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	67	81
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		



Approximate total area<sup>(1)</sup>  
575.80 ft<sup>2</sup>  
53.49 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>  
392.80 ft<sup>2</sup>  
36.49 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1