



31 Breach Road, Grafham

In Excess of **£280,000**

 **Oliver James**
Property Sales & Lettings



31 Breach Road

Grafham, Huntingdon

A lovely, quaint, terraced cottage of 746 sq/ft / 69 sq/metres with off road parking, refitted kitchen / breakfast room and brick built outbuilding, situated in this sought after village setting.

Council Tax band: B

Tenure: Freehold

- Quaint character cottage.
- The Gross Internal Floor Area is approximately 746 sq/ft / 69 sq/metres.
- The property has a potential rental return of £1250 pcm, an approximately 5% yield.
- Good sized low maintenance garden with seating area
- Clever storage solutions throughout
- Useful outbuilding/workshop with power and lighting
- Lovely village location with easy access to the A1 / A14 road networks.
- Close to Huntingdon & St Neots train station – get to London in an hour
- Situated within walking distance of countryside walks as well as the renowned Grafham Water.
- Motivated vendor – short chain





INTRODUCTION

This beautifully presented cottage has parking to the front with a composite door leading to a small entrance porch. The living room is well proportioned with a window overlooking the front and leading into the hallway which has useful built-in cupboard under the stairs and further bespoke fitted storage compartments. The bathroom is well appointed with a three-piece suite and Victorian style fixtures and fittings and tiled floor. The kitchen has been newly refitted with a smart range of cupboard units and work surface as well as a breakfast bar / seating area creating a functional space for socialising whilst cooking. The first floor has two bedrooms, the principal of which has built in wardrobes with the third bedroom being a spacious double on the second floor, again benefiting from eaves storage. The rear garden is a lovely size with a decked seating area, the majority being laid with low maintenance artificial grass with a handy brick-built outbuilding.

LOCATION

Grafham, a peaceful village close to the northern edge of Grafham Water and only approximately 5 miles away from Huntingdon and the main line train line into Kings Cross London. The village is served by various bus services that pick up for Kimbolton school, Hinchingsbrooke school, Spaldwick school. As well as benefiting from a village shop, pub, community hall as well as a playing field.





Bathroom
8'11" x 5'6"
2.74 x 1.68 m

Living Room
11'11" x 10'9"
3.65 x 3.29 m

Kitchen
9'7" x 10'9"
2.93 x 3.30 m

Porch
3'6" x 4'3"
1.09 x 1.32 m

Approximate total area⁽¹⁾
367.94 ft²
34.18 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 Building 1

Bedroom 3
9'2" x 6'5"
2.81 x 1.96 m

Principal Bedroom
12'5" x 11'2"
3.79 x 3.41 m

Approximate total area⁽¹⁾
256.77 ft²
23.86 m²

(1) Excluding balconies and terraces

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Floor 1 Building 1

Bedroom 2
12'3" x 10'9"
3.75 x 3.29 m

Approximate total area⁽¹⁾
121.64 ft²
11.30 m²

Reduced headroom
36.78 ft²
3.42 m²

(1) Excluding balconies and terraces

Reduced headroom
(Below 1.5m/4.92ft)

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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Floor 2 Building 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	