



33 Avenue Road, Huntingdon
£300,000

 **Oliver James**
Property Sales & Lettings



33 Avenue Road

Huntingdon, Huntingdon

A lovely 3 bedroom / 1.5 bathroom semi detached home on a corner plot with south westerly facing garden and one and a half width garaging. Ideally situated on the outskirts of the Town Centre.

Council Tax band: C

Tenure: Freehold

- Established semi detached home.
- Three bedrooms.
- The Gross Internal Floor Area is approximately 936 sq/ft / 87 sq/metres.
- Two large reception rooms.
- Family bathroom and downstairs cloakroom.
- Larger than average one and a half width garaging.
- Lovely size corner plot with front and rear gardens.
- South / westerly facing rear garden.
- Approximately 15 minute walk to Huntingdon Train Station.
- EPC: C.





INTRODUCTION

The property is nicely shielded behind mature hedging with a gravelled driveway to the front and a front, lawned, garden. The one and a half width garaging has an up and over door to the front and a personal door to the rear garden. The living room is dual aspect with a lovely open fire and the separate dining room overlooks the front garden with a bay window. The kitchen is fitted with an extensive range of contemporary range of wall and base mounted cupboard units with a lobby providing external access and a door to the cloakroom as well. Upstairs are three well proportioned bedrooms and a family bathroom which is fitted with a modern three piece suite.

LOCATION

This property is situated within walking distance of Huntingdon Town centre and 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 936 sq/ft / 87 sq/metres.

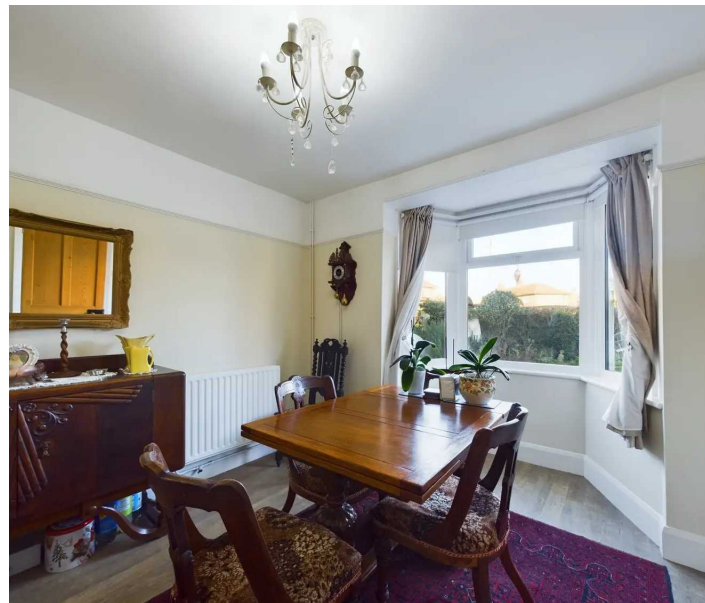
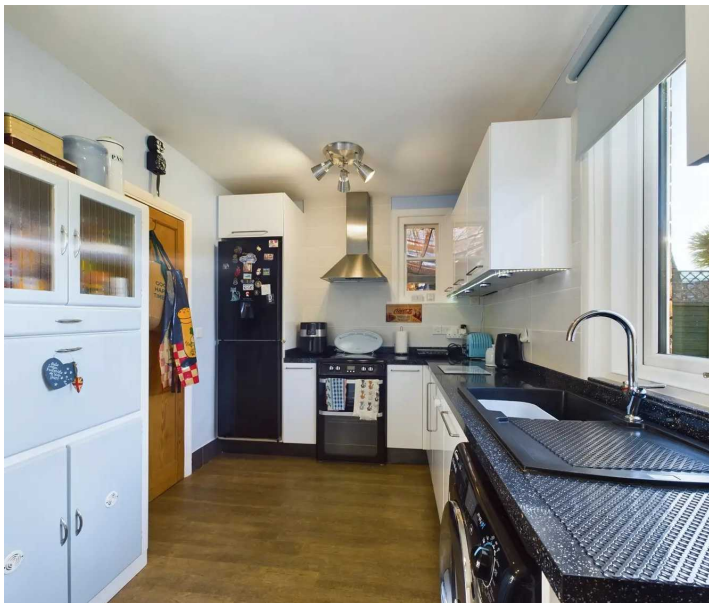
ENTRANCE HALL

UPVC door to front elevation. Under stair storage. Radiator.

LIVING ROOM

11' 9" x 13' 1" (3.58m x 3.99m)

UPVC window to front and rear elevation. Radiator. Open fire with a wooden and tiled surrounds.





DINING ROOM

9' 10" x 9' 10" (3.00m x 3.00m)

UPVC bay window to front elevation. Radiator.

KITCHEN

12' 11" x 7' 11" (3.94m x 2.41m)

Fitted with a contemporary range of wall and base mounted cupboard units with a granite effect worksurface. UPVC window to rear elevation. Window to side elevation. Resin sink with drainer and mixer tap. Plumbing for washing machine. Integrated dishwasher. Space for cooker. Under counter appliance spaces. Wood effect flooring. Space for fridge freezer. Wall mounted gas fired boiler, boxed in, installed in 2022. Radiator.

REAR LOBBY

UPVC door to rear elevation. Tiled flooring.

DOWNSTAIRS WC

2' 9" x 4' 6" (0.84m x 1.37m)

Fitted with a two piece suite comprising low level WC and wash hand basin. Tiled flooring. Tiled surrounds. Radiator.

LANDING

Loft access. Window to rear elevation.

PRINCIPAL BEDROOM

11' 11" x 13' 2" (3.63m x 4.01m)

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

BEDROOM 2

13' 4" x 8' 10" (4.06m x 2.69m)

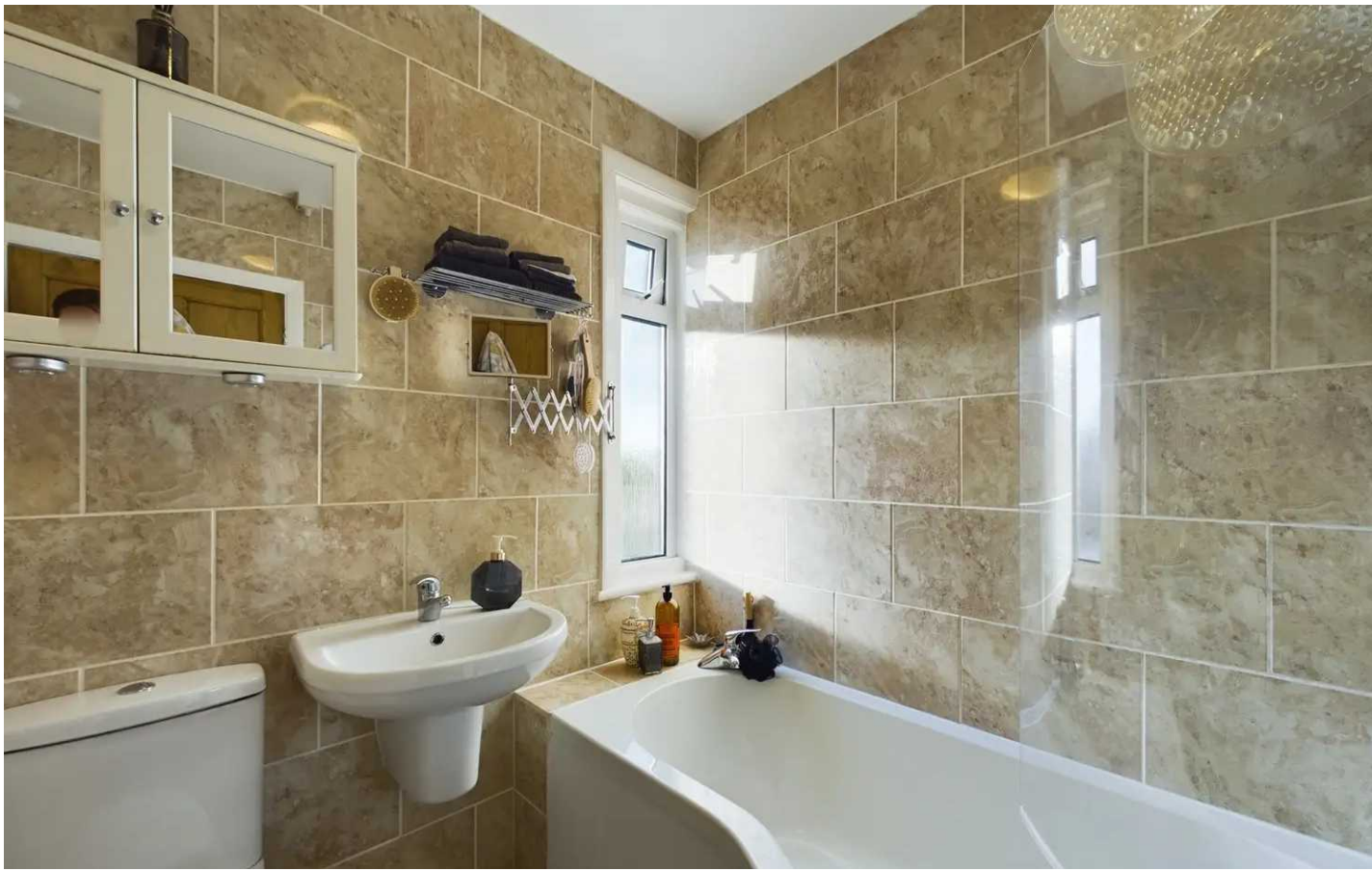
UPVC window to front elevation. Built in wardrobe.

BEDROOM 3

9' 11" x 7' 0" (3.02m x 2.13m)

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





BATHROOM

6' 0" x 6' 1" (1.83m x 1.85m)

Fitted with a three piece suite comprising panelled bath with electric shower over, tiled surrounds end shower screen, wash hand basin and low level WC. Obscure UPVC window to rear elevation. Tiled surrounds. Chrome heated towel rail. Tiled flooring.

GARAGE

18' 9" x 7' 2" (5.72m x 2.18m)

Maximum measurements. Roller door to the front elevation. Personnel door to front and rear. Power and lighting.

EXTERNAL

To the front of the property is a gravelled driveway providing parking for numerous vehicles and access to the garaging with a good size lawned garden shielded by mature hedging and shrubs. The garden measures approximately 23 metres to the point. The rear garden is south / westerly facing enjoying the day to evening sun and is to the main laid to lawn with a patio seating area with wooden pergola over. To the rear of the garden are timber sheds providing storage.

COUNCIL TAX

The Council Tax Band for the Property is C.

TENURE

The Tenure of the Property is Freehold.



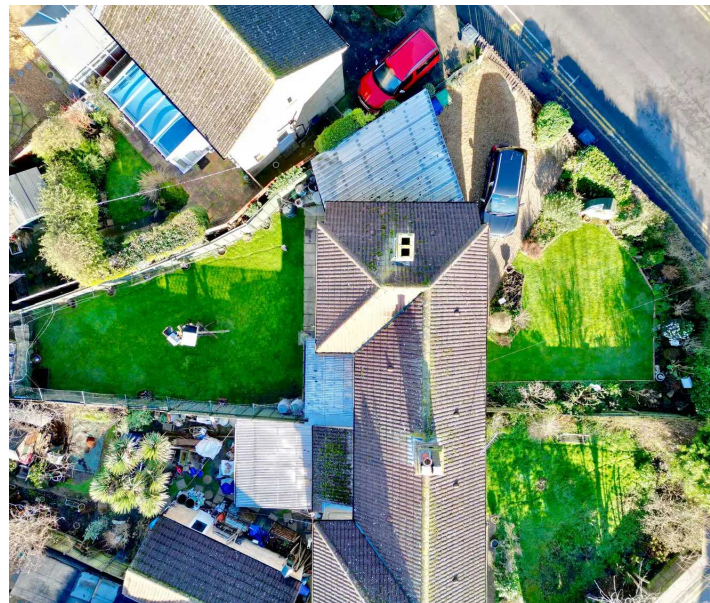


AGENTS NOTES

These particulars whilst believed to be correct at 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.





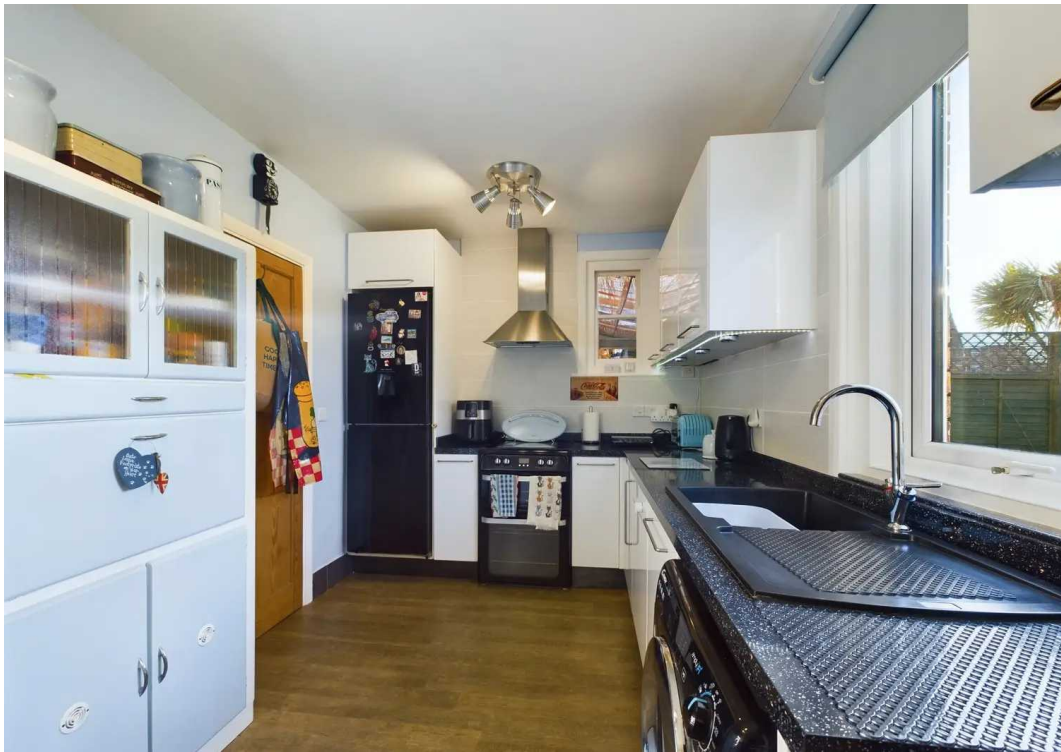
GARDEN

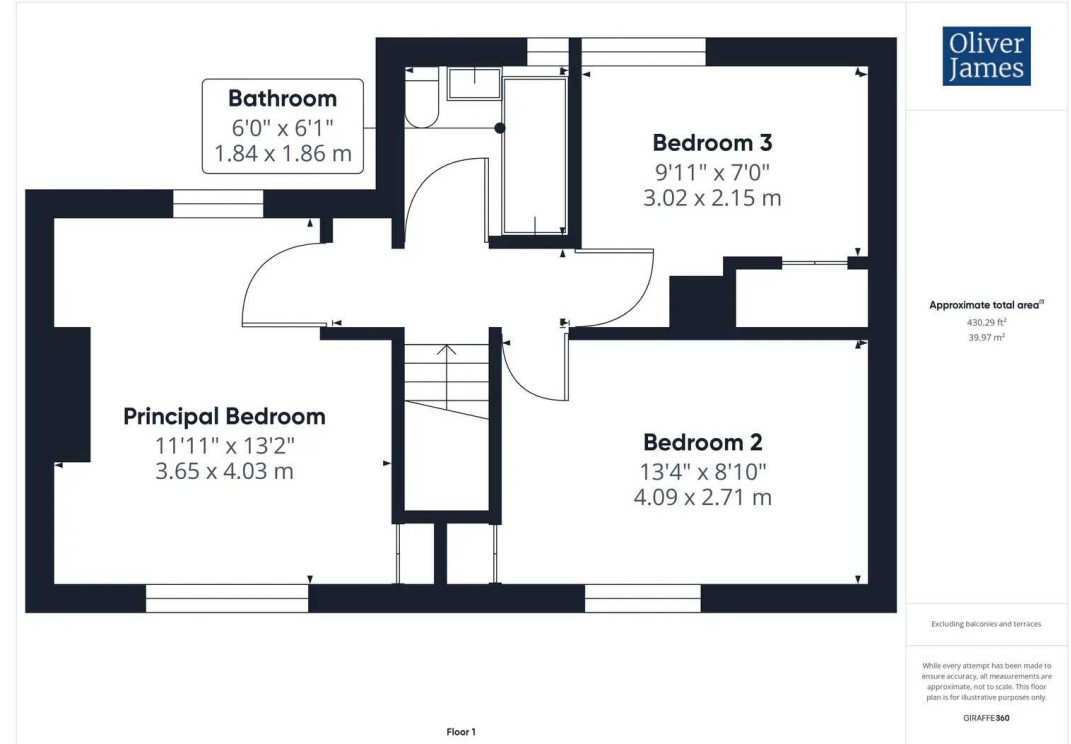
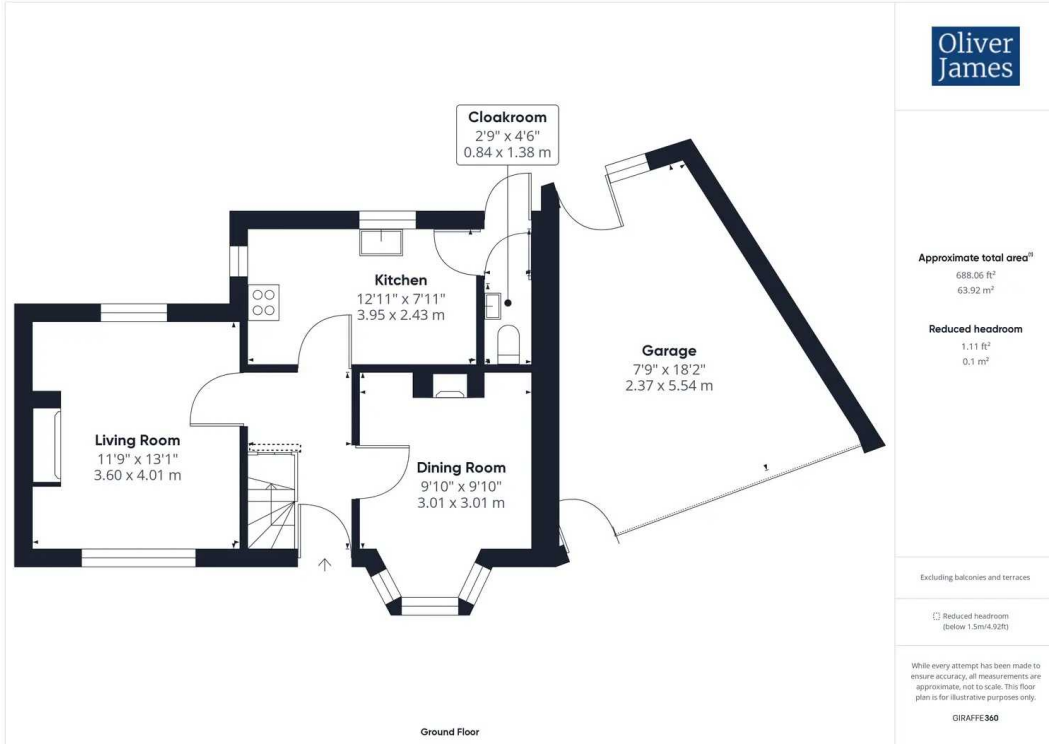
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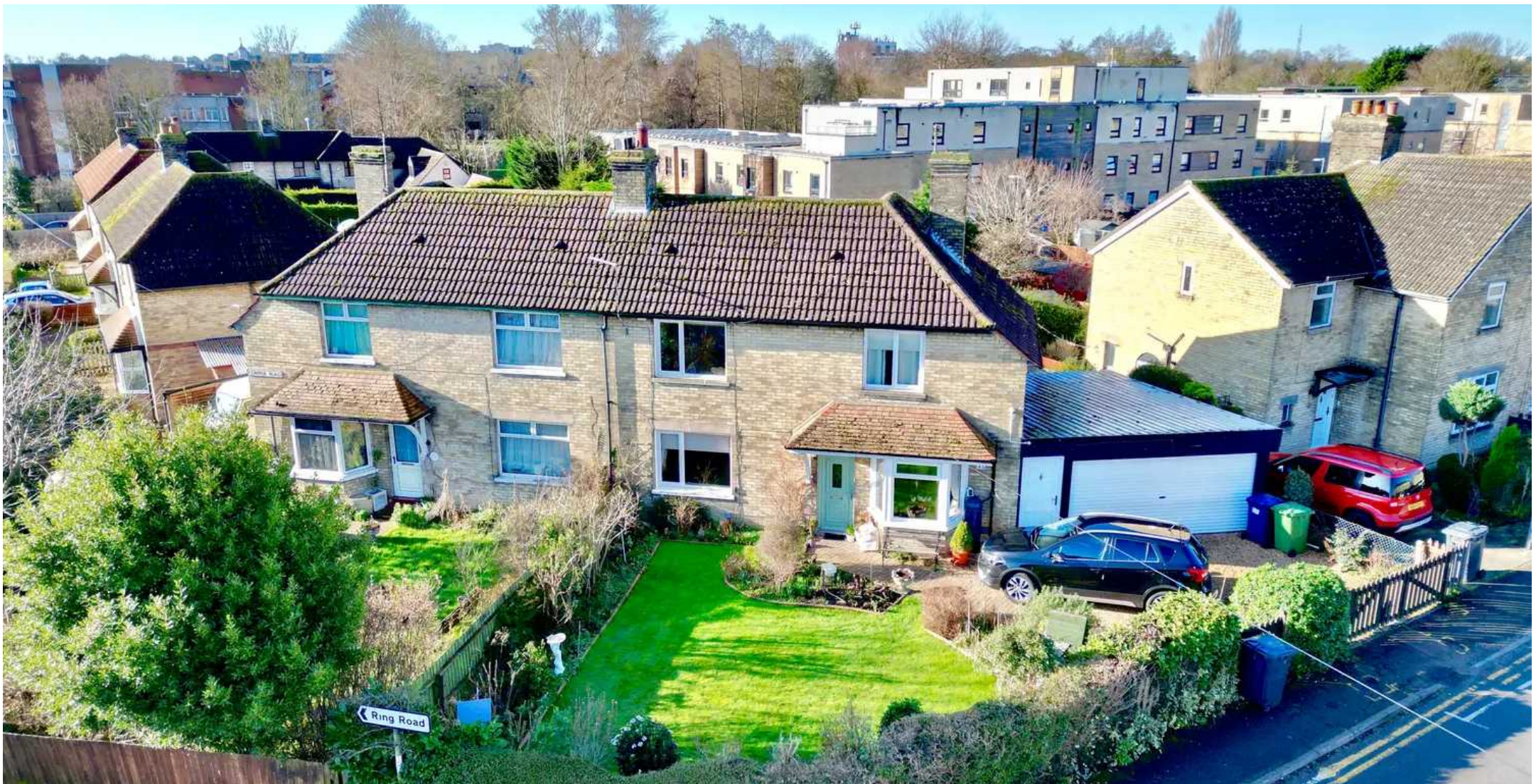
DRIVEWAY

2 Parking Spaces

There is driveway parking to the front of the property for two vehicles.







Oliver James Property Sales & Lettings

Oliver James Property Sales & Lettings, 1 George Street - PE29 3AD

01480 458762

enquiries@ojproperty.co.uk

www.ojproperty.co.uk/

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