



3 Ingram Street, HUNTINGDON
£315,000

 **Oliver James**
Property Sales & Lettings



3 Ingram Street

HUNTINGDON, Huntingdon

A substantial Victorian home with south westerly facing rear garden situated in the established, older part of Huntingdon. Offered with no forward chain.

Council Tax band: C

Tenure: Freehold

- Terraced Victorian home.
- Three Bedrooms.
- The Gross Internal Floor Area is approximately 1160 sq/ft / 107.8 sq/metres.
- Two Reception Rooms.
- Lovely high ceilings throughout.
- Downstairs cloakroom & utility room.
- 15 minute walk to Huntingdon Train Station.
- The Property is sold with No Forward Chain.
- South westerly facing enclosed rear garden.
- EPC: D.





INTRODUCTION

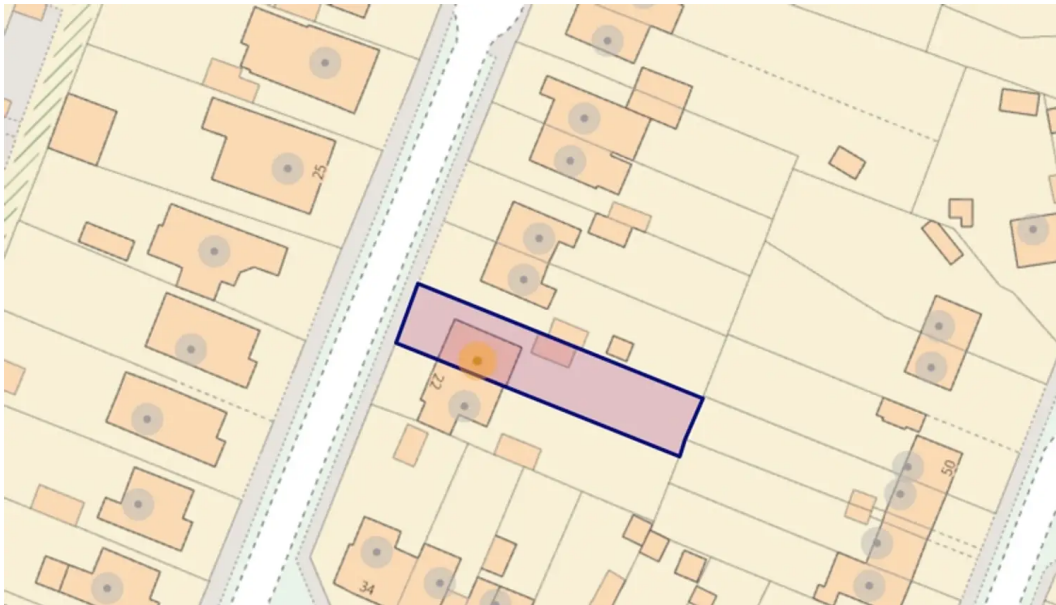
Situated within walking distance of Huntingdon High Street is this mid-terrace, Victorian family home boasting three good sized bedrooms, TWO RECEPTION ROOMS, downstairs cloakroom, utility area and enclosed rear garden. A spacious town centre family home boasting two reception rooms, enclosed rear garden, downstairs utility area and cloakroom, all within a short walk of Huntingdon High Street.

EPC Rating: D

LOCATION

Situated in the older part of central Huntingdon, this Victorian home, 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.





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		
	56	81
England, Scotland & Wales EU Directive 2002/91/EC 		

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		
	54	81
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Total Area: 107.8 m² ... 1160 ft²

All measurements are approximate and for display purposes only