



18 Ambury Hill, Huntingdon
£275,000

 **Oliver James**
Property Sales & Lettings



18 Ambury Hill

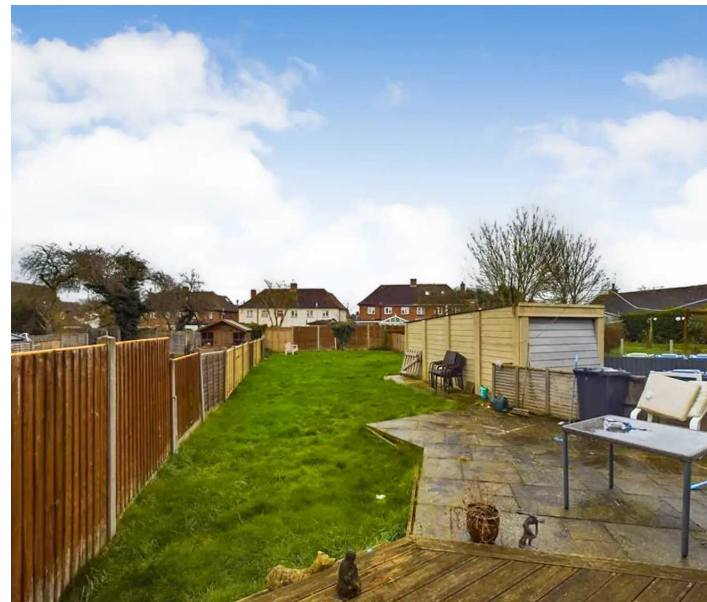
Huntingdon, Huntingdon

An established semi-detached home with easterly facing 75ft long rear garden and single garaging. Situated within just a 20 minute walk of Huntingdon Train Station.

Council Tax band: C

Tenure: Freehold

- Semi detached family home.
- A Gross Internal Floor Area of Approximately 1022 sq/ft / 95 sq/metres.
- Three bedrooms.
- Recently refitted, contemporary, kitchen with integrated appliances.
- Large, dual aspect, living room with french doors into the garden.
- Lovely sized, easterly facing, garden approximately 75 ft in length.
- Under a mile / 20 minute walk to Huntingdon Train Station.
- Potential for further extension / reconfiguration of subject to consent.
- Single garage.
- EPC: D.





INTRODUCTION

An established three bedroom semi-detached family home located within walking distance of Huntingdon Train Station and Town Centre, ideally placed for Commuters. The property has a refitted, beautifully styled, kitchen with integrated appliances as well as a utility area, cloakroom and two reception rooms. There is also potential for further extension or re-configuration of the accommodation subject to consent. Upstairs are three bedrooms, two double rooms and one single room as well as a well proportioned family bathroom. The garden extends to approximately 75 ft in length and is easterly facing, enjoying the morning sun.

LOCATION

Situated on the outskirts of Huntingdon Town Centre the property 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 cycling 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 1022 sq/ft / 95 sq/metres.

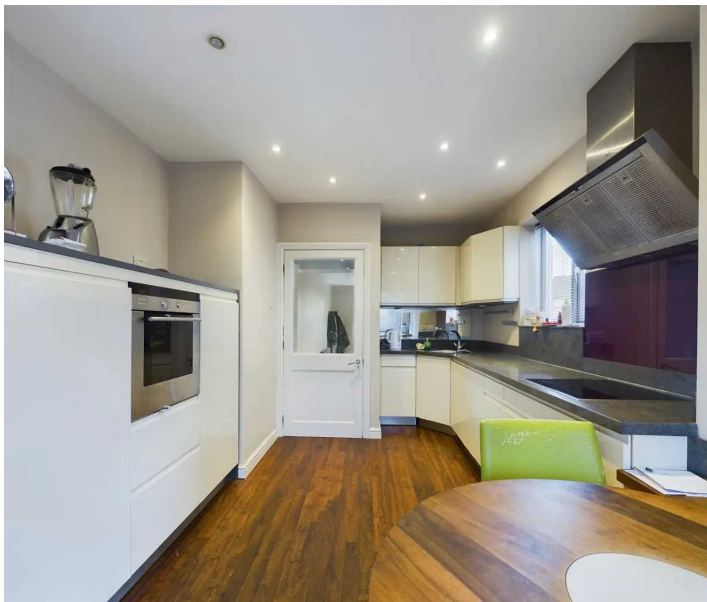
ENTRANCE HALL

UPVC door to front elevation. Stairs to first floor. Radiator.

LIVING ROOM

17' 3" x 10' 10" (5.26m x 3.30m)

UPVC window to front elevation. UPVC door to rear elevation. Two radiators.





KITCHEN / DINING ROOM

18' 11" x 9' 9" (5.77m x 2.97m)

Recently refitted with a smart range of wall and base mounted cupboard units with granite effect work surface. Integrated fridge / freezer, combination oven, dishwasher and electric four ring hob with extractor hood over. UPVC window to front and side elevation. Inset sink with mixer tap. Radiator.

UTILITY AREA

5' 11" x 4' 9" (1.80m x 1.45m)

UPVC window to rear elevation. Stainless steel sink and drainer. Plumbing for washing machine. Space for tumble dryer. Tiled surrounds.

CLOAKROOM

2' 6" x 3' 8" (0.76m x 1.12m)

Fitted with two piece suite comprising low level WC and wash hand basin.

SNUG

11' 10" x 8' 0" (3.61m x 2.44m)

UPVC French doors to rear elevation. Cupboard housing the gas fired boiler, installed 2014.

LANDING

UPVC window to rear elevation. Radiator.

PRINCIPAL BEDROOM

12' 11" x 9' 11" (3.94m x 3.02m)

UPVC window to rear elevation. Built in cupboard. Radiator.

BEDROOM TWO

8' 0" x 10' 11" (2.44m x 3.33m)

UPVC window to front elevation. Built in cupboard. Radiator.

BEDROOM THREE

8' 9" x 9' 1" (2.67m x 2.77m)

UPVC window to rear elevation. Radiator. Built in cupboard.





BATHROOM

5' 6" x 6' 10" (1.68m x 2.08m)

Fitted with a three piece suite comprising panelled bath with independent shower over, low level WC and wash hand basin. UPVC window to rear elevation. Heated towel rail. Tiled surrounds. Loft access.

GARAGE

A single garage with up and over door to front elevation.

EXTERNAL

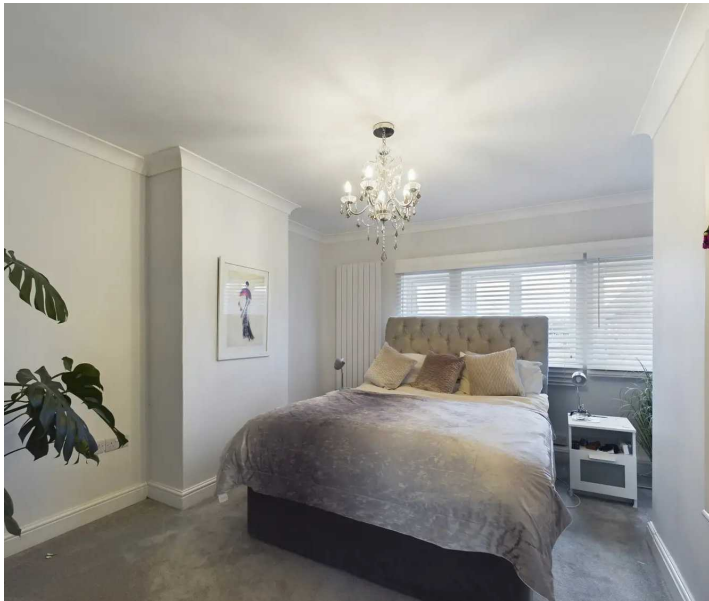
The property has a small garden to the front enclosed by picket fencing. The garage is set back from the property with gated access to the rear garden which is easterly facing, extending to 23 metres (75 ft) in length by 8.5 metres (27 ft) in width. The garden is enclosed by timber fencing and primarily laid to lawn, with a decked seating area.

TENURE

The Tenure of the Property is Freehold.

COUNCIL TAX

The Council Tax Band for the Property is C.



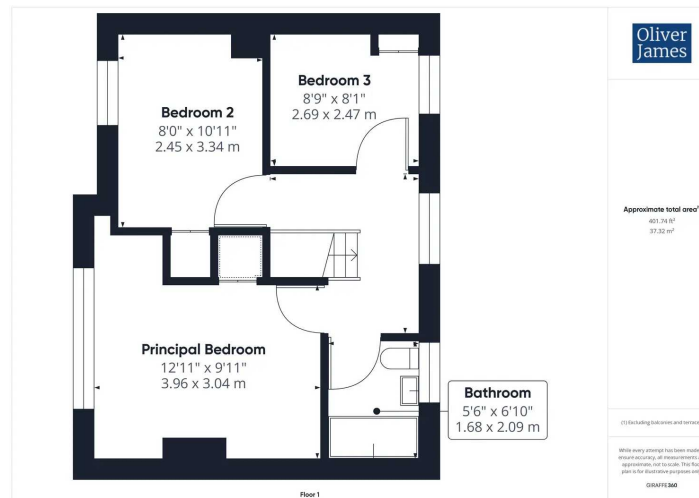


AGENTS NOTES

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

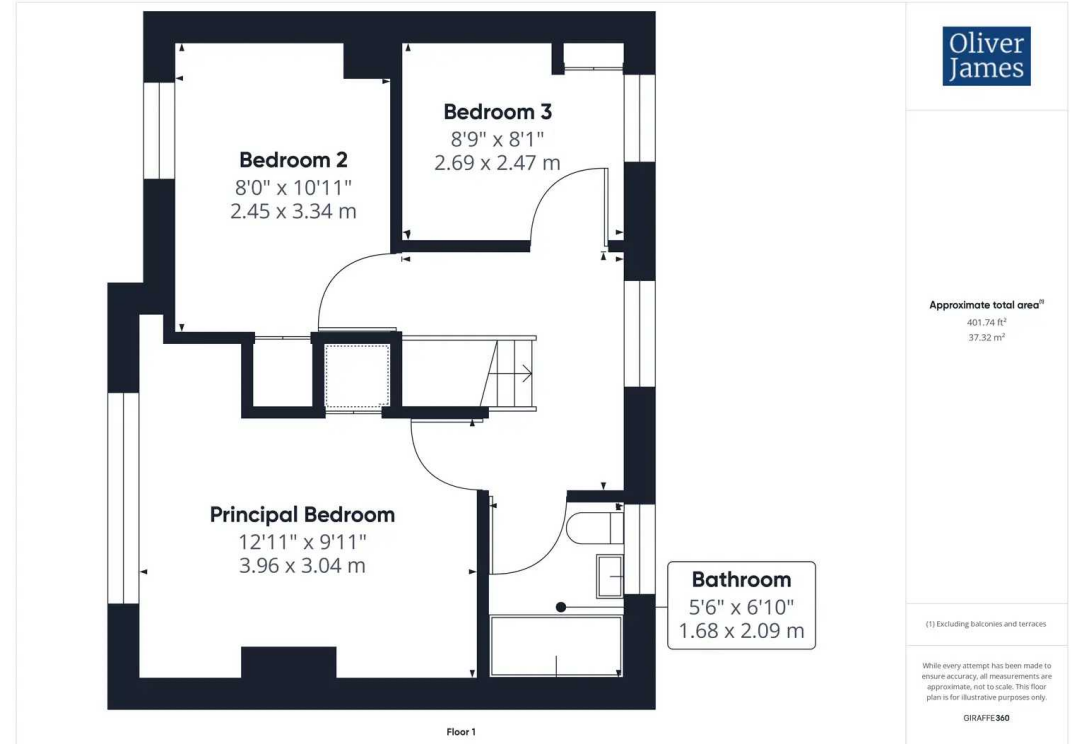
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DRIVEWAY

1 Parking Space

One parking space to the front.







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