



75 Orthwaite, Huntingdon
£220,000

 **Oliver James**
Property Sales & Lettings



75 Orthwaite

Huntingdon, Huntingdon

An end-of-terrace two bedroom home of 581 sq/ft / 54 sq/metres with two allocated parking spaces and west facing rear garden. No chain. Council Tax band: B

Tenure: Freehold

- Two bedroom end of terrace home.
- The Gross Internal Floor Area is approximately 581 sq.ft. / 54 sq.metres.
- The total plot area is approximately 0.04 acres / 1742 sq.ft. (2 Plots)
- Approximately 20 minute walk to Huntingdon Train Station.
- Electric heating / UPVC double glazing.
- Ideally situated within walking distance of local primary and secondary schooling.
- Two parking spaces.
- Good sized west facing rear garden.
- The Property is sold with no forward chain.
- EPC: D.





INTRODUCTION

Ideally tucked away in a quiet cul-de-sac location, the property has two off road parking spaces. The living room overlooks the front of the property and leads into a kitchen / diner to the rear with access into the west facing garden. Upstairs are two bedrooms, both with fitted wardrobes, as well as the family bathroom with three piece suite and shower over the bath. Situated just a 20 minute walk from the train station and town centre the property offers potential for improvement as a first time purchase or investment buy.

EPC Rating: D

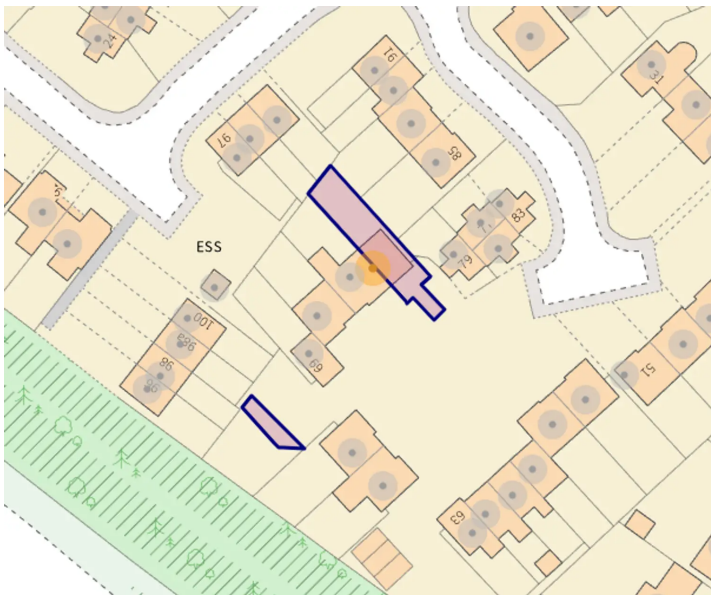
LOCATION

The property is situated within the highly sought after Stukeley Meadows area of Huntingdon. The estate has always been popular due to the quick and easy access to local primary and secondary schooling, local amenities and Town centre. Huntingdon Train Station is situated just 20 minutes walk away with fast lines into Kings Cross in 55 minutes and the bus to Cambridge takes just 30 minutes. Within the Stukeley Meadows estate is the renowned Stukeley Meadows primary school as well as the local Tesco Express. Larger shops and supermarkets are located within the Town Centre, situated just a 10 to 15 minute walk away.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 581 sq.ft. / 54 sq.metres.





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			
		57	87
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			
		38	68
England, Scotland & Wales		EU Directive 2002/91/EC	

