



101 The Whaddons, Huntingdon  
£190,000

 **Oliver James**  
Property Sales & Lettings



## 101 The Whaddons

Huntingdon, Huntingdon

An established terraced home of 801 sq/ft / 74 sq/metres requiring refurbishment offered with no forward chain.

Council Tax band: A

Tenure: Freehold

- Established mid terraced home.
- Three bedrooms.
- The Gross Internal Floor Area is approximately 801 sq/ft / 74 sq/metres.
- Situated close to local amenities and schooling.
- Potential for improvement and reconfiguration, subject to consent.
- Requiring modernisation throughout.
- UPVC double glazing and gas fired radiator heating.
- A potential rental income of £1000 pcm once refurbished.
- The Property is sold with no forward chain.
- EPC: C.





## INTRODUCTION

Tucked away on a run of established terraced homes, there is a small garden leading to the front door. The property does require modernisation and updating however presents an opportunity for a potential purchaser to put their own stamp down and tailor the accommodation to suit their own requirements.

The living room is dual aspect with the kitchen diner offering potential for a small utility or downstairs cloakroom, subject to consent.

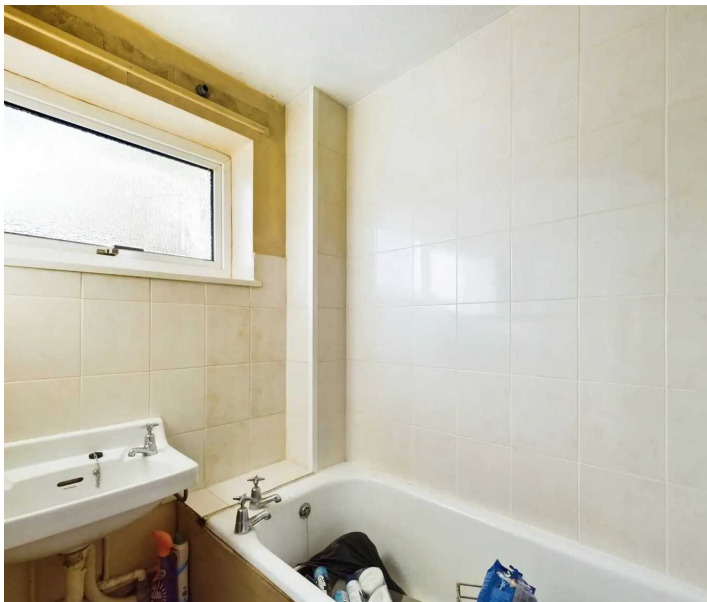
Upstairs there are two double bedrooms and one single room with a bathroom and separate WC. Similar homes have knocked this through into one large bathroom.

There is an opportunity or an investor to create capital growth or a buy-to-let opportunity with a potential rental income, once refurbished, of £1000 pcm. Alternatively an ambitious home owner could take on this established home as a project to create a lovely first time or family home.

**EPC Rating: C**

## LOCATION

Situated just a 20 minute walk away from Huntingdon town centre the property also provides quick and easy access onto the A14/A1 road network. Schools catering for all age groups, both private and public can be found within Huntingdon or 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 and the bus picks up the guided busway to Cambridge in under half an hour.





| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>86</b> |
| (69-80)                                     | <b>C</b> | <b>70</b>               |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |          |                         |           |
| (92+)   | <b>A</b> |                         |           |
| (81-91)   | <b>B</b> |                         | <b>86</b> |
| (69-80)   | <b>C</b> | <b>70</b>               |           |
| (55-68)   | <b>D</b> |                         |           |
| (39-54)   | <b>E</b> |                         |           |
| (21-38)   | <b>F</b> |                         |           |
| (1-20)  | <b>G</b> |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |                         |           |
| England, Scotland & Wales                                       |          | EU Directive 2002/91/EC |           |

