



7a Priory Lane, Huntingdon
£425,000

 **Oliver James**
Property Sales & Lettings



7a Priory Lane

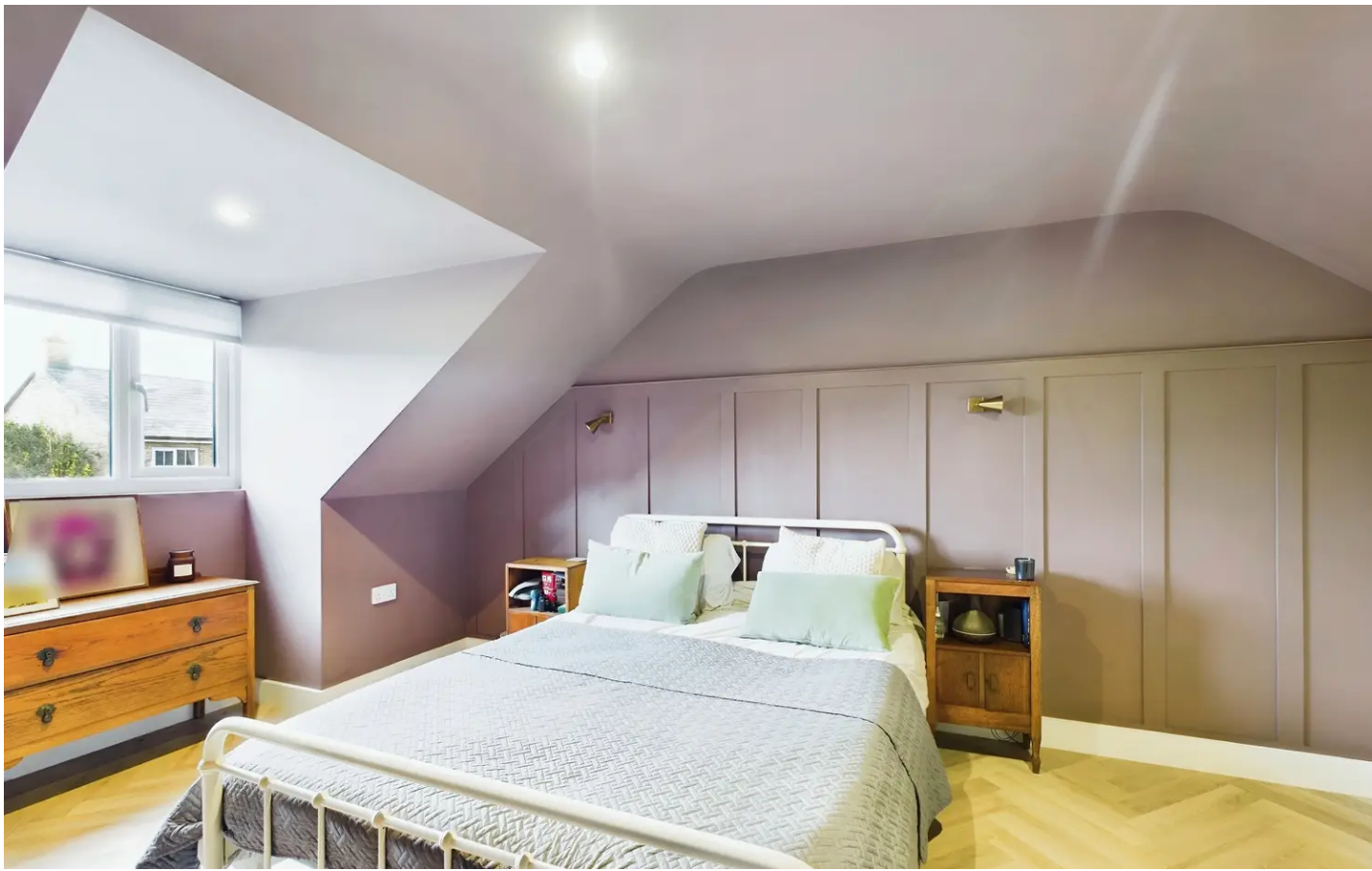
Huntingdon, Huntingdon

Council Tax band: D

Tenure: Freehold

- Stunning, individually designed, new build.
- Three bedrooms.
- En-suite, bathroom and downstairs cloakroom.
- Well designed kitchen / diner with integrated appliances.
- Beautifully styled and presented throughout.
- Tripled aspect living room with bespoke fitted storage.
- Cost effective infrared heat mats throughout.
- Gravelled parking to the front with additional car port to the side.
- A 20 minute walk / 6 minute cycle ride to the Train Station.
- EPC: C.



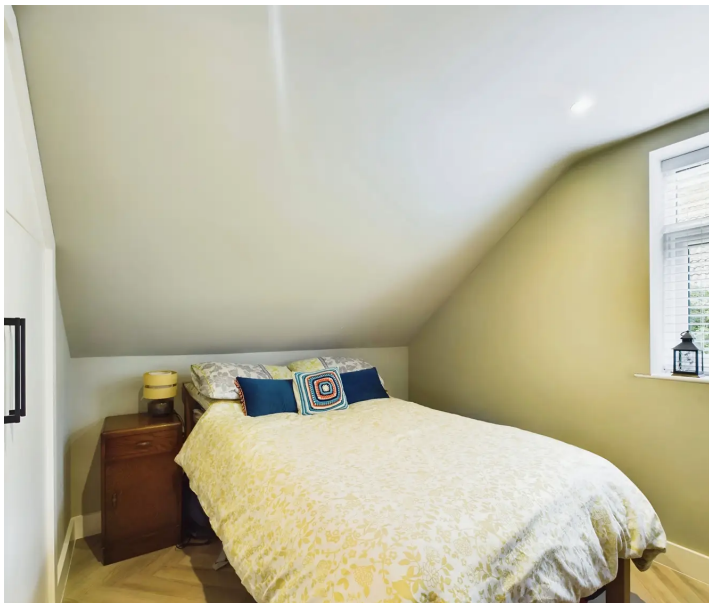


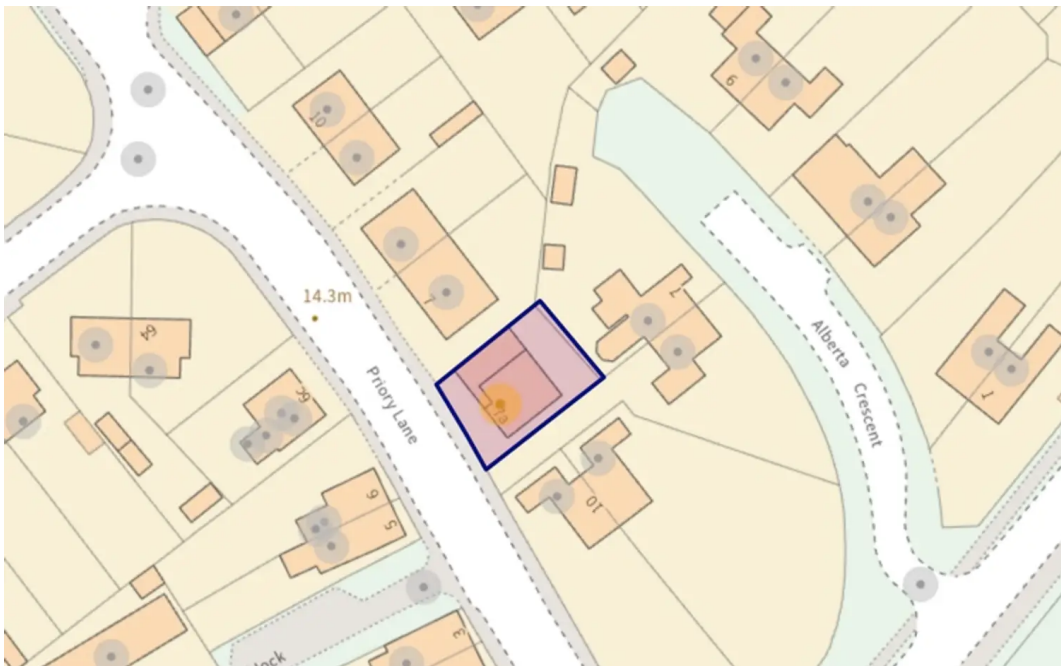
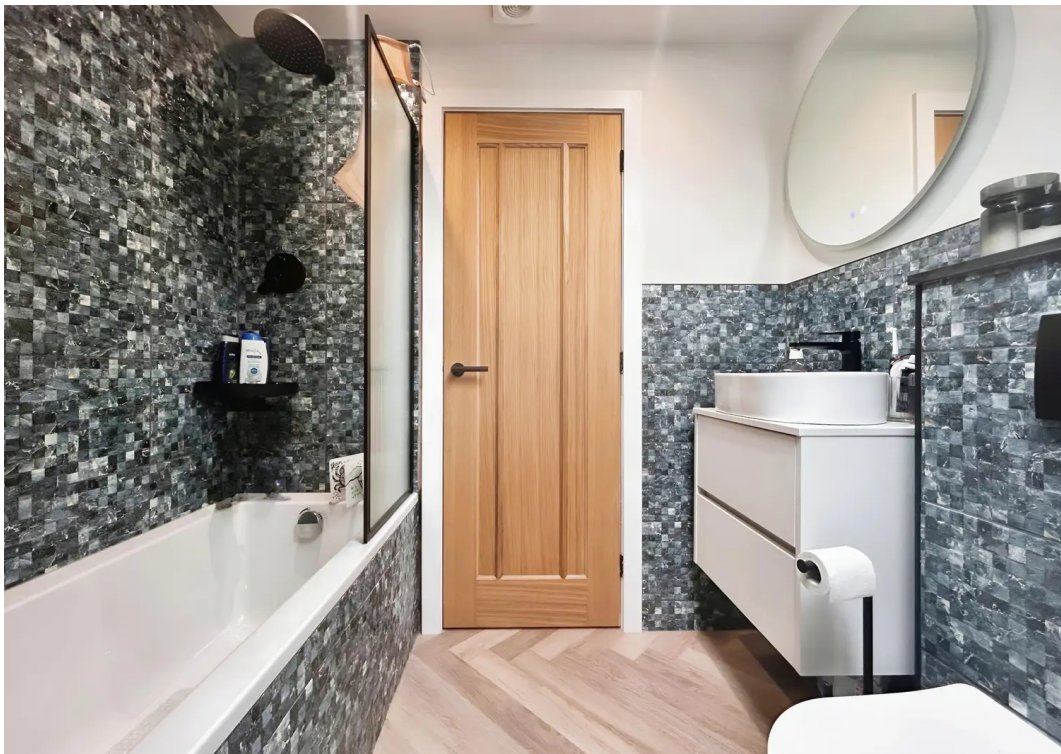
INTRODUCTION

A truly unique opportunity to purchase a newly constructed home, ideally tucked away close to the Town Centre and within a 20 minute walk of Huntingdon Station. The property has been thoughtfully and meticulously designed throughout with a vaulted ceiling entrance hall to the first floor tying the accommodation together. The accommodation is well planned for both family life and entertaining guests with a spacious kitchen / diner to the rear with two sets of French doors leading into the east facing rear garden. The living room has been designed with bespoke storage and triple aspect windows letting plenty of light in. Upstairs are three bedrooms, all of which benefit from built-in storage, an en-suite and family bathroom. **EPC Rating: C**

LOCATION

Situated in the rarely available and highly sought-after area of Huntingdon, Priory Lane is located adjacent to the Town Centre providing easy and quick access to the major road networks giving access in all directions. The Guided Bus Station to Cambridge is across the road and the property is a short walk from the Train Station providing access into London King's Cross in under an hour. Schools catering for all age groups, with state schools being local and a variety of private schools within a 20-mile radius. Huntingdon itself benefits from a range of independent shops, larger supermarkets and retail outlets.





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		
	77	86
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		
	79	88
England, Scotland & Wales	EU Directive 2002/91/EC	

