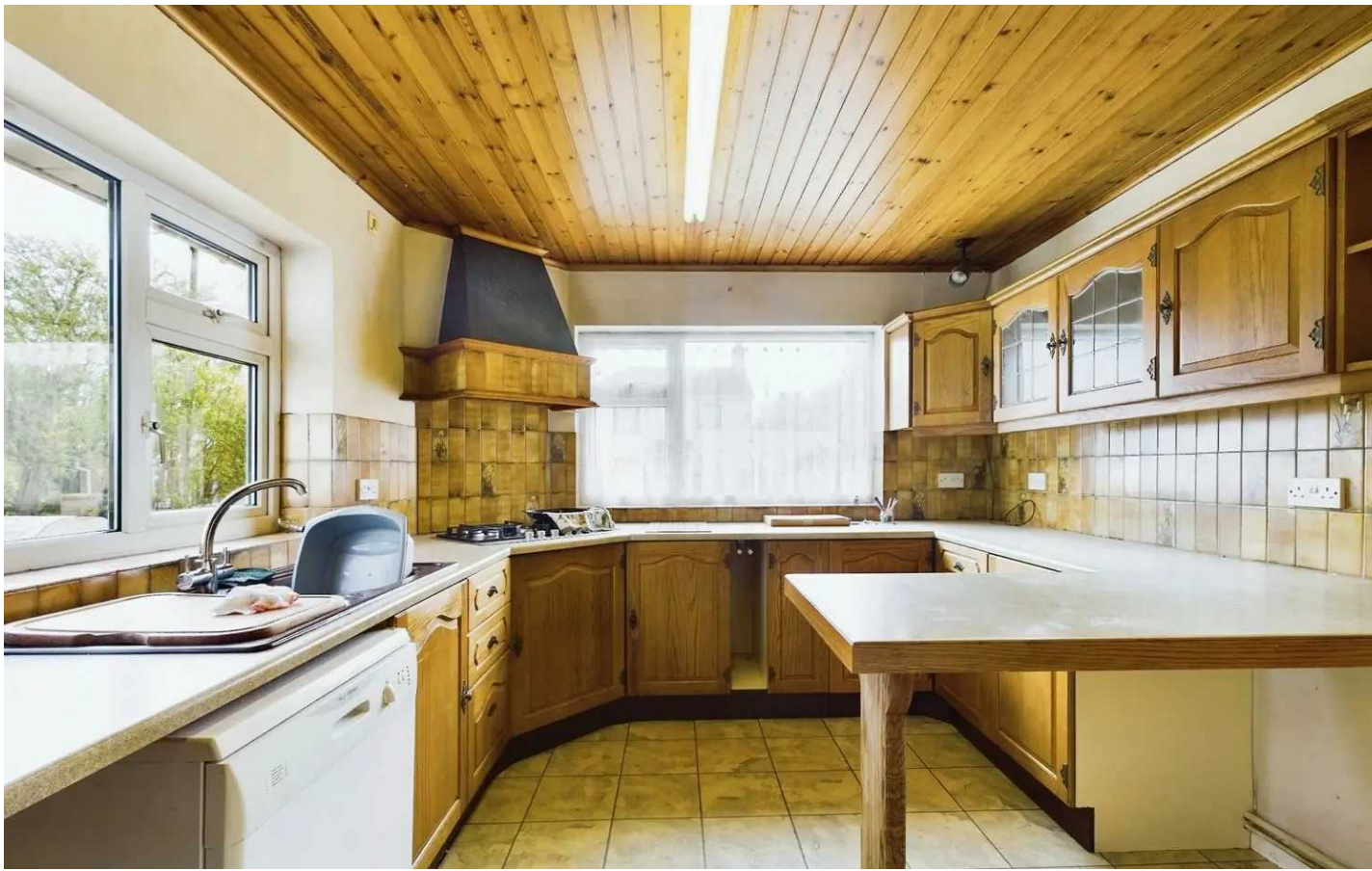




**Shalima, High Street, Colne**  
**£430,000**

 **Oliver James**  
Property Sales & Lettings





## Shalima, High Street

Colne, Huntingdon

A detached home of 1568 sq.ft. / 145 sq.metres with tandem garaging offering great potential for improvement and re-configuration, subject to consent. No forward chain.

Council Tax band: E

Tenure: Freehold

- Detached chalet style home.
- Versatile living accommodation.
- The Gross Internal Floor Area is approximately 1568 sq.ft. / 145 sq.metres. (Not inclusive of garaging)
- Great potential for improvement and reconfiguration, subject to consent.
- A total plot size of 0.11 acres.
- A north / west facing rear garden capturing the evening sun.
- A large tandem garage offering potential for conversion, subject to consent.
- Great village location with easy access to Huntingdon, St Ives & Cambridge.
- The Property is sold with no forward chain.
- EPC: TBC.





## INTRODUCTION

A unique opportunity to purchase an extended home situated in a desired location within the popular and easily accessible village of Colne. The accommodation spans two floors and although requiring modernisation throughout, presents a huge opportunity for any potential purchaser to create a truly special home. The current layout creates an opportunity for multi-generational living with the addition of internal access into the tandem garage allowing for potential conversion into additional accommodation or a workshop, subject to requirements.

## LOCATION

The lovely village of Colne has one local pub called the Green Man and Somersham and Bluntisham are just over a mile away where you have more local amenities including a Budgens, petrol station, more pubs and a post office. The pretty historic riverside town of St Ives is a mere five miles away and Huntingdon is just nine miles away. If you work in London then this location is ideal as Huntingdon train station is approximately 8 miles away and has direct links to London Kings Cross in just under 50 minutes and easy access into Cambridge as well

