



42 Macbeth Close, Huntingdon

In Excess of **£230,000**

 **Oliver James**
Property Sales & Lettings



42 Macbeth Close

Huntingdon, Huntingdon

An established, well presented, home with single garaging overlooking a pleasant communal green to the front. No forward chain.

Council Tax band: B

Tenure: Freehold

- Established terraced home.
- Three bedrooms.
- Spacious living room with south facing views over a communal green to the front.
- Single garage.
- Two reception rooms.
- Situated within walking distance of great local amenities.
- Well presented and appointed throughout.
- Parking to the front of the single garage.
- The Property is sold with no forward chain.
- EPC: D.





INTRODUCTION

The property is situated within an established run of terraced homes fronting onto a communal green. A spacious living room is at the front and the kitchen / breakfast room looks out onto the rear garden. This design of home has an additional reception room to the rear with access into the rear garden which could be used as a snug or home office, subject to requirements. Upstairs are three bedrooms, two of which benefit from built-in wardrobes. The bathroom is well proportioned with a white three piece suite with a shower over the bath. The garage is connected to the snug and offers the potential for conversion, subject to the relevant consent.

EPC Rating: D

LOCATION

The property is situated within a popular residential location with Huntingdon town centre just a 30 minute walk away as well as easy and quick 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 and Huntingdon itself benefits from a variety of independent shops, larger supermarkets and retail outlets. Within walking or cycling distance, Huntingdon Train Station provides access to London Kings Cross in under an hour.





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		
	66	84
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		
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