



60 Orthwaite, Huntingdon
£325,000

 **Oliver James**
Property Sales & Lettings



60 Orthwaite

Huntingdon, Huntingdon

A detached family home in a cul-de-sac setting with lovely vaulted ceiling extension and part converted garage to a handy office space.

Council Tax band: C

Tenure: Freehold

- Extended link detached home.
- Three bedrooms.
- The Gross Internal Floor Area is approximately 872 sq.ft / 81 sq.metres
- Part converted garaged to office space with storage still to the front.
- Lovely extended vaulted ceiling family room.
- Driveway parking for two vehicles.
- Contemporary kitchen and bathroom.
- Easy walking distance to local schooling.
- 20 minute walk to Huntingdon Train Station.
- EPC: TBC.





INTRODUCTION

60 Orthwaite is tucked at the end of a cul-de-sac of similar homes with driveway parking to the front. The property has been thoughtfully extended with a lovely family room to the rear with handy built-in storage, a vaulted ceiling and bi-folding doors tying the north/west facing garden in. There is also a separate living room, contemporary kitchen and downstairs cloakroom. Upstairs there are two double bedrooms and one single room with a modern family bathroom which has been recently updated. Ideal for working from home the garage has been part converted to an office space whilst still retaining storage to the front. Ideally located for commuting the Train Station is just a 20 minute walk away with easy access to the motorway and local amenities and schools within Huntingdon as well.

EPC Rating: C

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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	67	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

