



**6 Thirlmere, Huntingdon**

Guide Price **£360,000**

 **Oliver James**  
Property Sales & Lettings



## 6 Thirlmere

Huntingdon, Huntingdon

A detached three bedroom home with single garaging and south / west facing rear garden. Situated in a popular location close to amenities and a 20 minute walk to the train station.

Council Tax band: D

Tenure: Freehold

- Detached home.
- Three bedrooms.
- The Gross Internal Floor Area is approximately 1060 sq.ft / 98 sq.metres.
- Single garage with power, lighting and internal access.
- South / westerly facing rear garden.
- Popular Stukeley Meadows location close to local schooling & amenities.
- A very handy additional separate utility room.
- Hard standing driveway parking to the front.
- En-suite shower room, family bathroom and downstairs cloakroom.
- EPC: C.





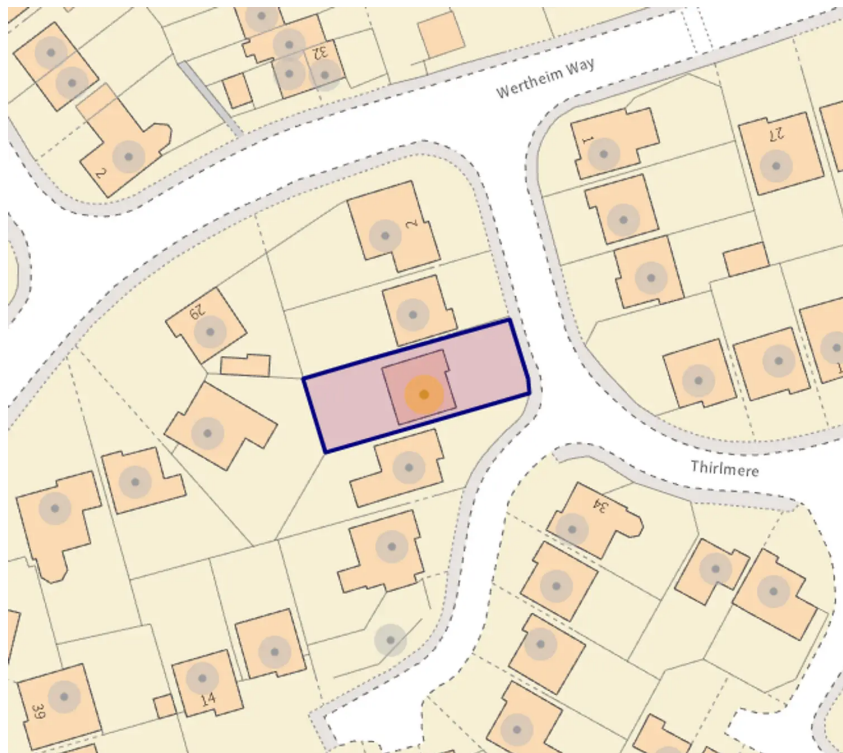
## INTRODUCTION

Ideally tucked away on the right hand side of the cul-de-sac the property has a hard standing driveway to the front providing off road parking with side access to the rear garden. The layout downstairs is functional for modern living with two reception rooms, a kitchen overlooking the rear garden and a separate utility room with downstairs cloakroom. Similar homes in the locality have opened up the kitchen into the dining room or converted the garage to create further living accommodation subject to requirements. Upstairs there are three bedrooms, the principal of which benefits from an en-suite shower room and fitted wardrobes. There are also two further bedrooms and a family bathroom. Externally the rear garden is south / westly facing enjoying the sun for the majority of the day with the potential for extension, subject to requirements.

## 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</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			
		70	83
<b>England, Scotland &amp; Wales</b>		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>		
(69-80)	<b>C</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			
		66	80
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

