



58 Cromwell Drive, Huntingdon

£300,000

 **Oliver James**
Property Sales & Lettings



58 Cromwell Drive

Huntingdon, Huntingdon

A well presented home with en-suite shower room and single garage, situated in a highly desired estate close to the Train Station, schooling and Town Centre.

Council Tax band: C

Tenure: Freehold

- Modern terraced home.
- Three bedrooms.
- The Gross Internal Floor Area is approximately 791 sq/ft / 73 sq/metres.
- En-suite shower room to the principal bedroom.
- Situated within close proximity to local primary and secondary schooling.
- Popular location close to Hinchingbrooke Hospital.
- Well appointed kitchen, bathroom and en-suite shower room.
- Fully enclosed garden with rear access.
- Single garage with parking to front.
- EPC: C.





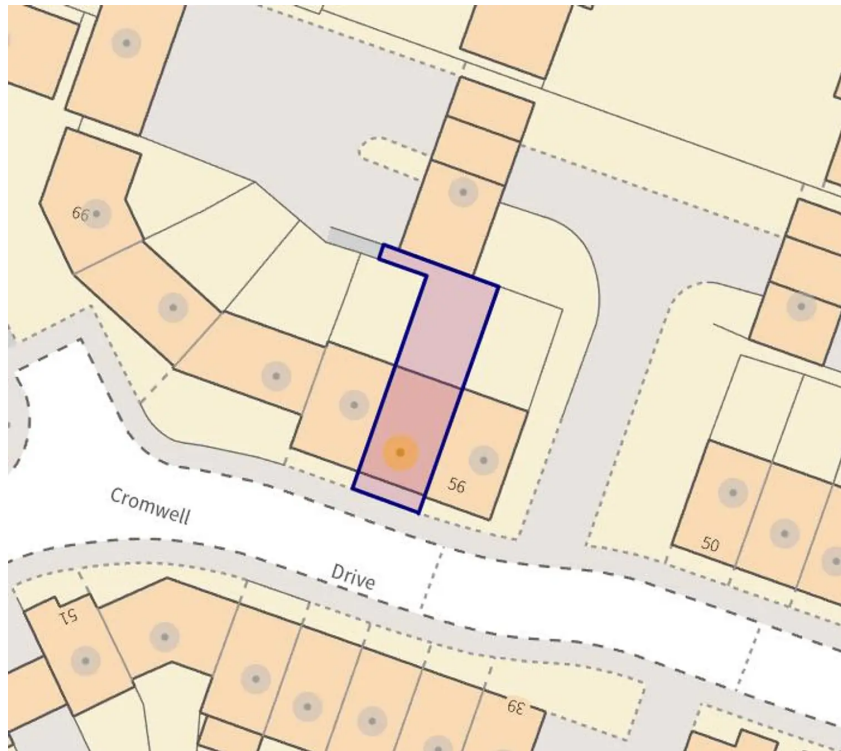
INTRODUCTION

A modern, three bedroom home ideally placed on a popular estate close to local amenities and schooling. The property presents well with a large entrance hall feeding into a downstairs cloakroom and access into the living room and dining area which benefits from french doors into the rear garden, which has rear gated access to the single garage with parking to front. The kitchen has views over the rear garden and a breakfast bar seating area as well as a good size pantry cupboard. Upstairs are three bedrooms, two doubles and one single with an en-suite shower room to the principal and further family bathroom.

LOCATION

Situated within the highly sought after Hinchingsbrooke Park area of Huntingdon, the property is located within a short walking distance of Huntingdon Town Centre, the Bus Station providing the Guided Bus route in Cambridge as well as Huntingdon Train Station offering fast line trains into London Kings Cross within 45 minutes. The nearby Hinchingsbrooke Country Park offers mountain bike riding, walks and picnic areas and the property is ideally located in the catchment area for and is just a two minute walk to both Cromwell Academy and Hinchingsbrooke School.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(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		92
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

