



3 Ingram Street, HUNTINGDON

In Excess of **£300,000**

 **Oliver James**
Property Sales & Lettings



3 Ingram Street

HUNTINGDON, Huntingdon

A substantial Victorian home with south westerly facing rear garden situated in the established, older part of Huntingdon. Offered with no forward chain.

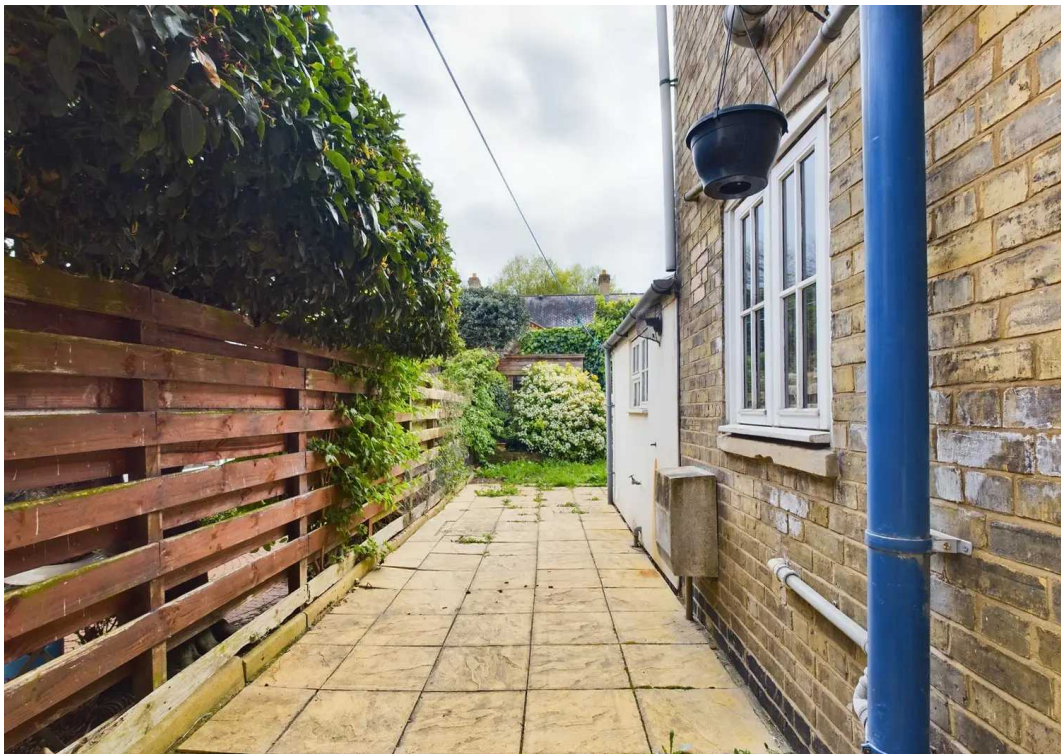
Council Tax band: C

Tenure: Freehold

- Terraced Victorian home.
- Three Bedrooms.
- The Gross Internal Floor Area is approximately 1160 sq/ft / 107.8 sq/metres.
- Two Reception Rooms.
- Lovely high ceilings throughout.
- Downstairs cloakroom & utility room.
- 15 minute walk to Huntingdon Train Station.
- The Property is sold with No Forward Chain.
- South westerly facing enclosed rear garden.
- EPC: D.







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		
	56	81

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	54	81

England, Scotland & Wales EU Directive 2002/91/EC



Total Area: 107.8 m² ... 1160 ft²

All measurements are approximate and for display purposes only