



21 Thirlmere, Huntingdon
£360,000

 **Oliver James**
Property Sales & Lettings



21 Thirlmere

Huntingdon, Huntingdon

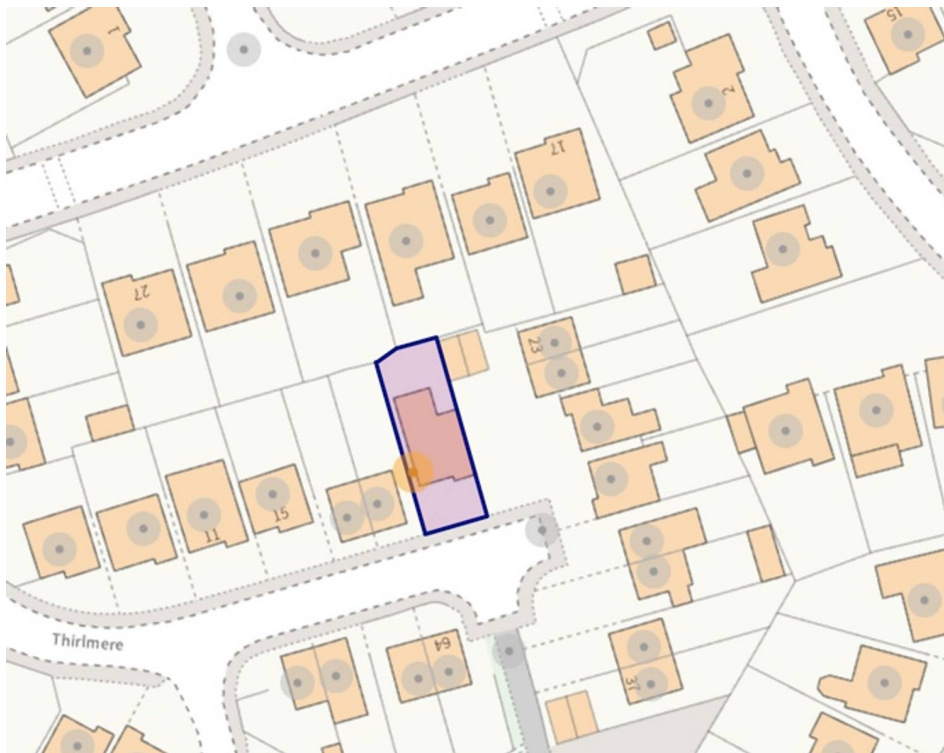
A detached home with fabulous, versatile, living accommodation downstairs and driveway parking. Situated just a short stroll away from local amenities.

Council Tax band: C

Tenure: Freehold

- Detached home situated in the popular Stukeley Meadows estate.
- Three bedrooms.
- Spacious, extended, UPVC conservatory with pitched roof.
- Contemporary, sociable, kitchen / breakfast room.
- Useful second reception room - ideal for a play room or home office.
- A short stroll away from the local primary school and Tesco's express.
- 20 minute walk to Huntingdon Train Station - Fast lines to Kings Cross in under 50 minutes.
- Functional utility room and downstairs cloakroom.
- Gravelled driveway parking to the front for three vehicles, side by side.
- 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			
		55	83
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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		49	81
England, Scotland & Wales		EU Directive 2002/91/EC	

