



4 Ambury Road, Huntingdon
£190,000

 **Oliver James**
Property Sales & Lettings



4 Ambury Road

Huntingdon, Huntingdon

An established two bedroom terraced home of 782 sq.ft / 72 sq.metres sited on the outskirts of the Town Centre with an east facing rear garden.

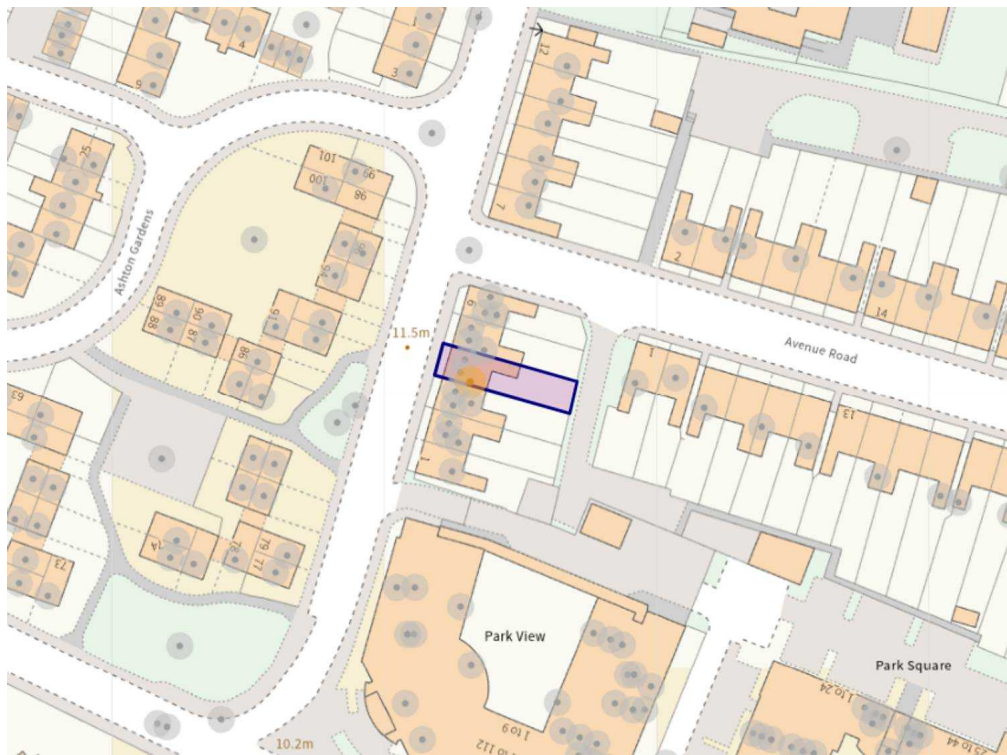
No chain.


Council Tax band: B


Tenure: Freehold

- Terraced home.
- Two bedrooms.
- The Gross Internal Floor Area is approximately 850 sq/ft / 79 sq/metres
- Potential for improvement and re-configuration.
- Pleasant east facing rear garden.
- Sited on the outskirts of the Town Centre.
- Spacious upstairs bathroom.
- Situated under 20 minute walk to Huntingdon Train Station.
- Ideal first purchase or investment buy.
- EPC: C.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



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