



85 Ermine Street, Little Stukeley

Guide Price **£400,000**

 **Oliver James**
Property Sales & Lettings



85 Ermine Street

Little Stukeley, Huntingdon

A refurbished home ideally located on a south facing plot of 0.27 acres in a easily accessible village location. No onward chain.

Council Tax band: B

Tenure: Freehold

- Refurbished semi-detached home.
- Three well proportioned bedrooms.
- A Gross Internal Floor Area of approximately 871 sq.ft / 81 sq.metres.
- A large plot extending to 0.27 acres in total, or thereabouts.
- Potential for extension, workshop or garaging in the garden, subject to permissions.
- Lovely, sunny, south facing countryside views to the rear.
- Great village location yet just approx 11 minutes drive / 20 minutes cycle ride to Huntingdon Train Station.
- All of the growing amenities within the Alconbury Weald development just a short distance away.
- Off road parking.
- EPC: D.

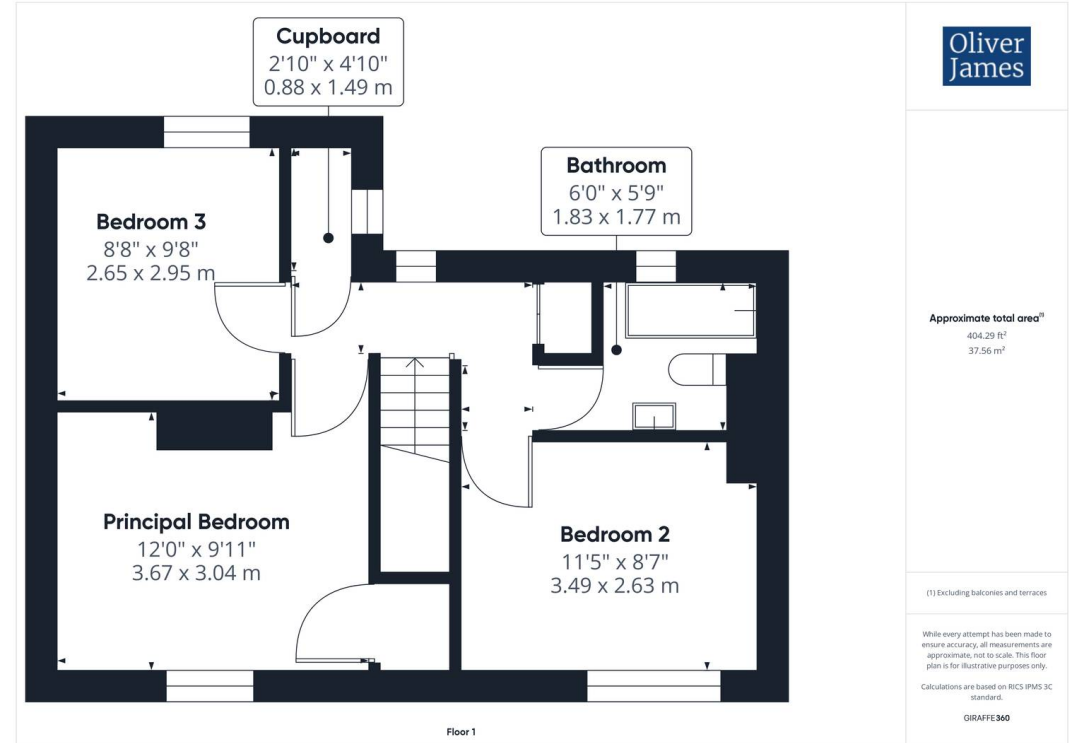
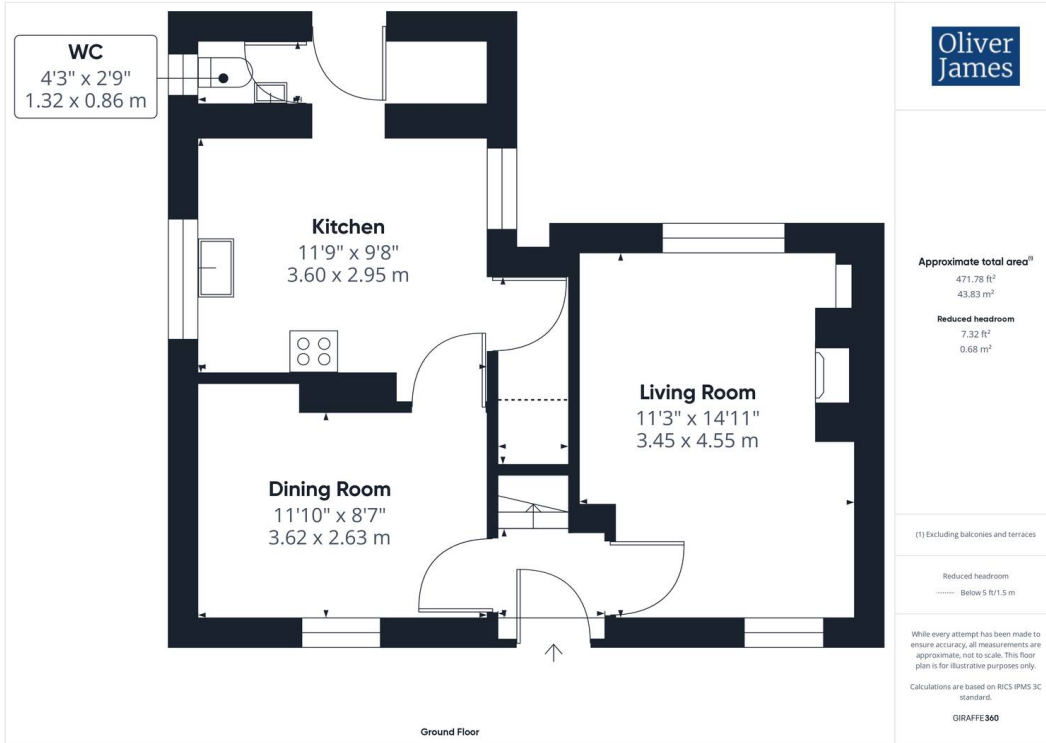






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





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