



53 Wheatstone Road, Huntingdon  
£280,000

 **Oliver James**  
Property Sales & Lettings



## 53 Wheatstone Road

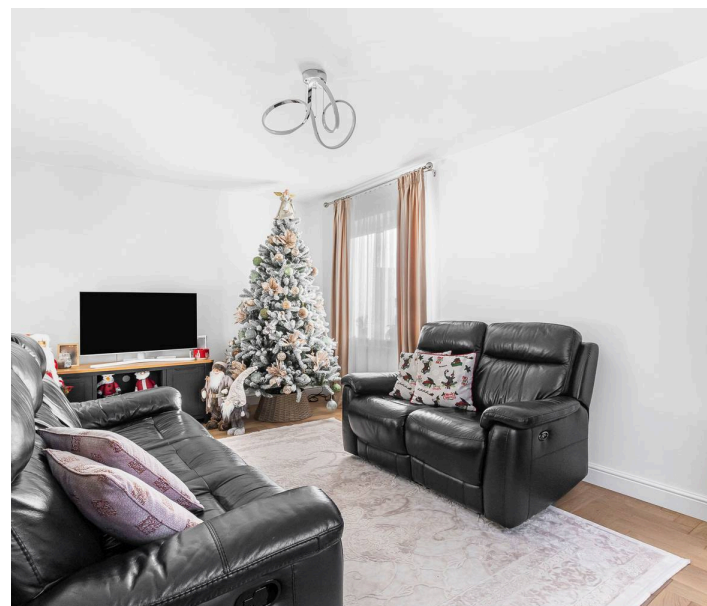
Huntingdon, Huntingdon

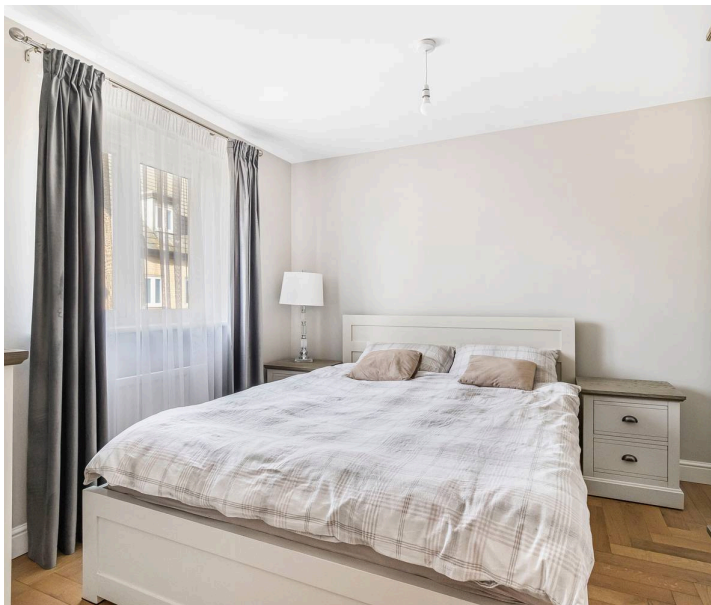
A modern three bedroom detached home with driveway parking for three cars and single garaging. The property enjoys a corner plot position within walk...

Council Tax band: C

Tenure: Freehold

- Driveway and Single Garaging.
- The Gross Internal Floor Area is approximately 928 sq/ft / 86.2 sq/metres.
- Three Bedrooms.
- Walking Distance to Local Amenities & Schooling.
- Four Years Left on the NHBC Structural Warranty.
- Built in 2015 by Linden Homes.
- EPC: B.
- Well Presented Detached Home.
- Enclosed Low Maintenance Rear Garden.





## INTRODUCTION

A three bedroom detached family home located centrally within Huntingdon. Large kitchen diner and separate living room with off road parking and single garaging.

## GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 928 sq/ft / 86.2 sq/metres.

## ENTRANCE HALL

Composite door to front elevation. Stairs to first floor. Laminate wood effect flooring.

## CLOAKROOM

4' 9" x 3' 7" (1.44m x 1.10m)

Fitted with a twice suite comprising low level WC and pedestal wash hand basin. Radiator. Laminate wood effect flooring.

## KITCHEN/DINER

16' 9" x 9' 6" (5.11m x 2.89m)

Fitted with a range of base and wall mounted cupboard units with butchers Block effect work surface. Built in electric over and 4 ring gas hob with built in extractor hood over. Stainless steel sink and drainer. Space for fridge-freezer. Plumbing for washing machine. Radiator. Vinyl tiled effect flooring. UPVC window to rear elevation. UPVC French doors to rear elevation. Gas fired central heating boiler. Two pantry cupboards. Radiator.

## LIVING ROOM

16' 8" x 10' 0" (5.07m x 3.06m)

UPVC windows to side and front elevations. Two radiators.

## LANDING

Loft access.


## PRINCIPLE BEDROOM


9' 4" x 10' 1" (2.84m x 3.07m)

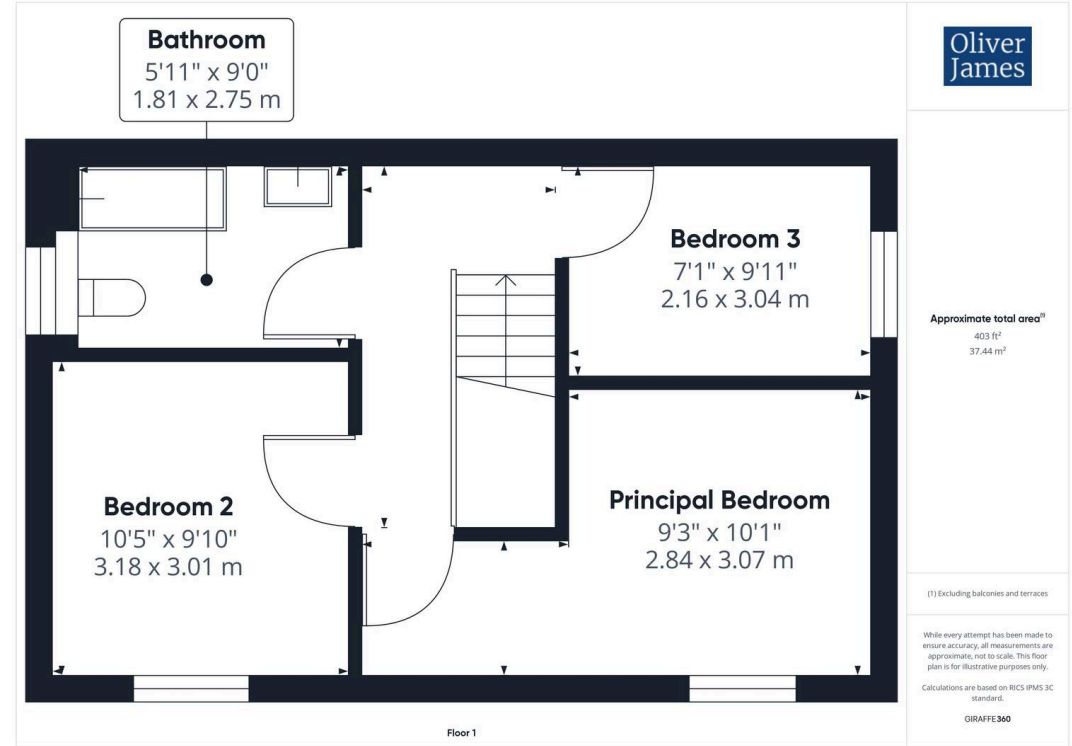
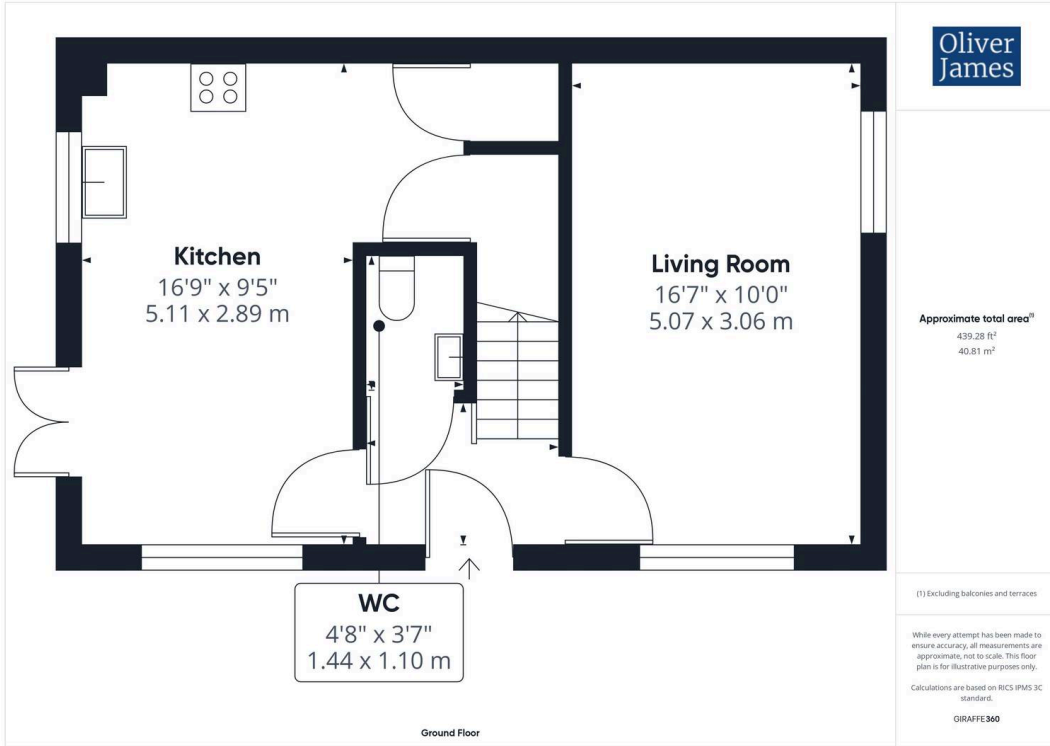
UPVC window to front elevation. Radiator.

## BEDROOM TWO



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC 





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Oliver James Property Sales & Lettings, 1 George Street - PE29 3AD

01480 458762

[enquiries@ojproperty.co.uk](mailto:enquiries@ojproperty.co.uk)

[www.ojproperty.co.uk/](http://www.ojproperty.co.uk/)

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