



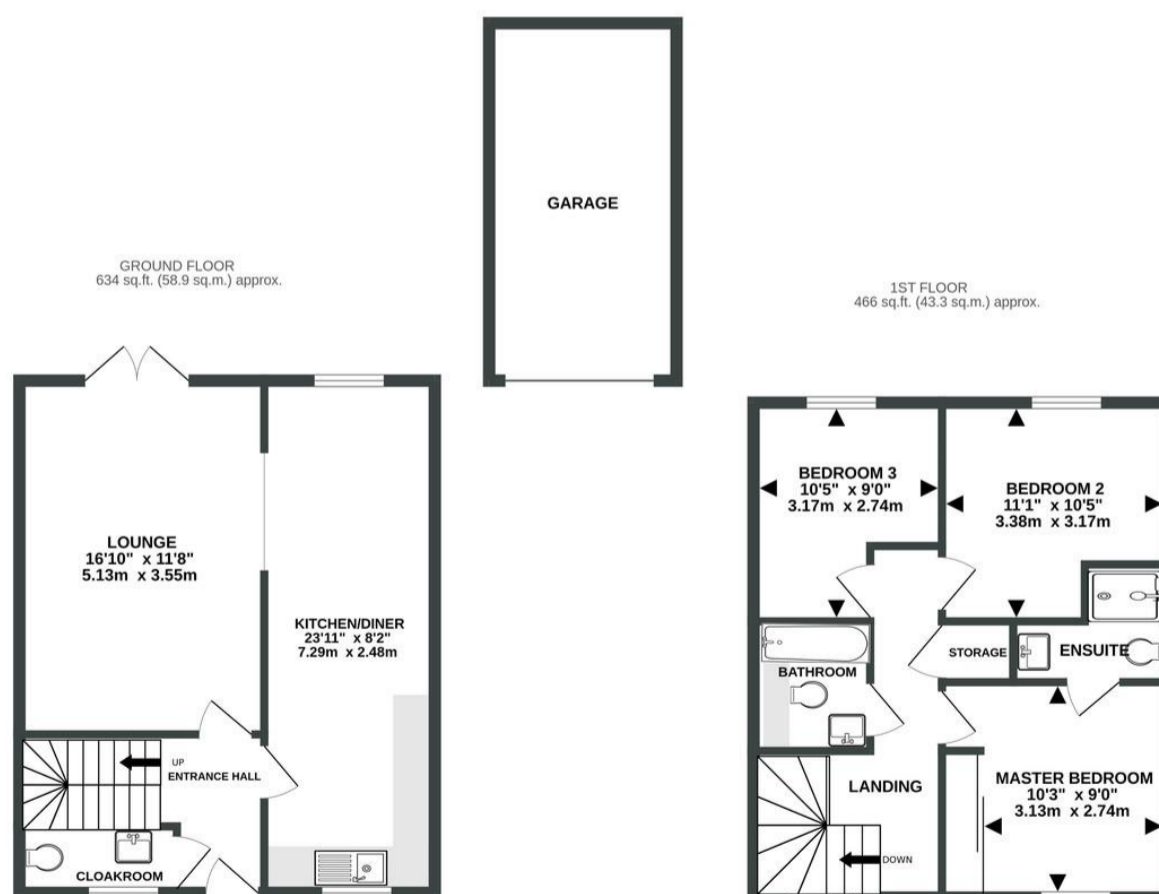
PROPERTY SUMMARY

Harvey Robinson estate agents in Huntingdon are delighted to be selling this modern Three Bedroom Home located in this popular area of Huntingdon which is within close proximity of Primary Schools, Secondary Schools, Huntingdon College and the bus route providing easy access to Central Huntingdon and Cambridge. The town centre and mainline train station are both within 2 miles of the property providing further amenities and fantastic transport links. The property in brief consists of Entrance Hall, Cloakroom, Lounge, Kitchen/Diner, Three Bedrooms, Ensuite, Family Bathroom, Enclosed Rear Garden, Garage and Driveway Parking. For more information and to arrange a viewing please contact Harvey Robinson Estate Agents in Huntingdon.



FAQs

Vendor Onwards: Purchasing a new build
 EPC: B
 Council Tax: C
 Primary School Catchment: Huntingdon Primary
 Secondary School Catchment: St Peter's
 Garage: Light & Electric
 Loft: Boarded with Ladder



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	90	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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