



HARVEY ROBINSON

£240,000

Merritt Street

Huntingdon, PE29 3HF

Harvey Robinson Estate Agents in Huntingdon are delighted to be offering For Sale this stunning Two Double Bedroom Victorian Cottage in central Huntingdon.

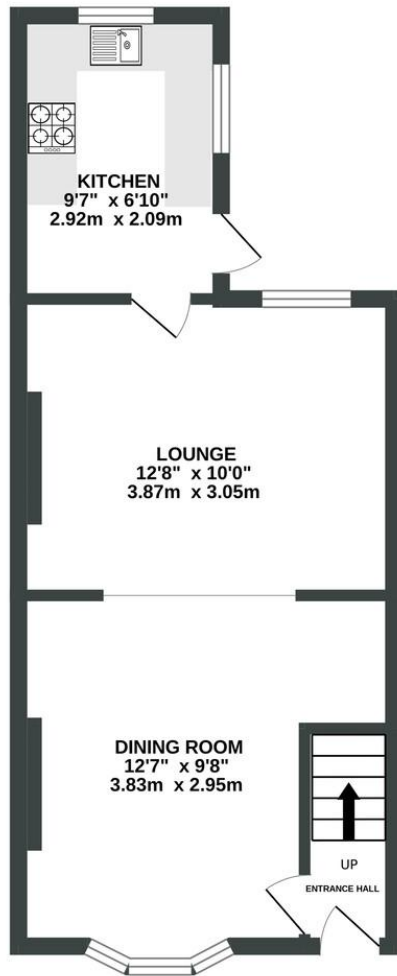
This beautiful cottage has undergone a full refurbishment throughout by the current owners, including a refitted kitchen, refitted bathroom, updated UPVC double glazing throughout including the front and back doors, brand new Valliant combi boiler fitted in 2023 as well as rewiring and re-plastering throughout. The sellers have also landscaped the garden and dropped the kerb to add additional parking which is rarely available with Victorian Cottages. There is an abundance of additional works that have been carried out to the property and it's a must see to truly appreciate the accommodation and condition throughout.

For further information or to arrange a viewing, please contact our Huntingdon Office.

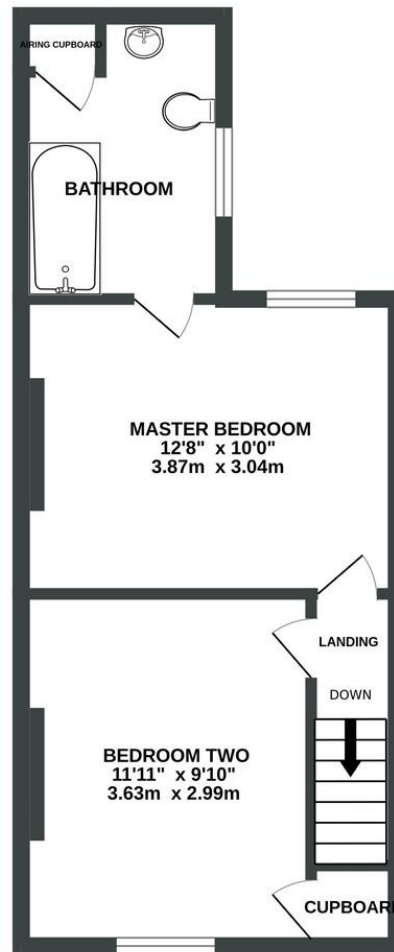




GROUND FLOOR
342 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.2 sq.m.) approx.
Made with Metropix ©2023

FAQs

Tenure: Freehold
Council Tax Band: B
Age of Windows & Doors: 2018
Age of Boiler: 2023, Vaillant Combi
Rewired: 2018
Age of Property: 1891
Rear Aspect: South Facing
Water Meter: Yes
Loft: Part boarded with light & ladder

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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

OFFICE ADDRESS

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