



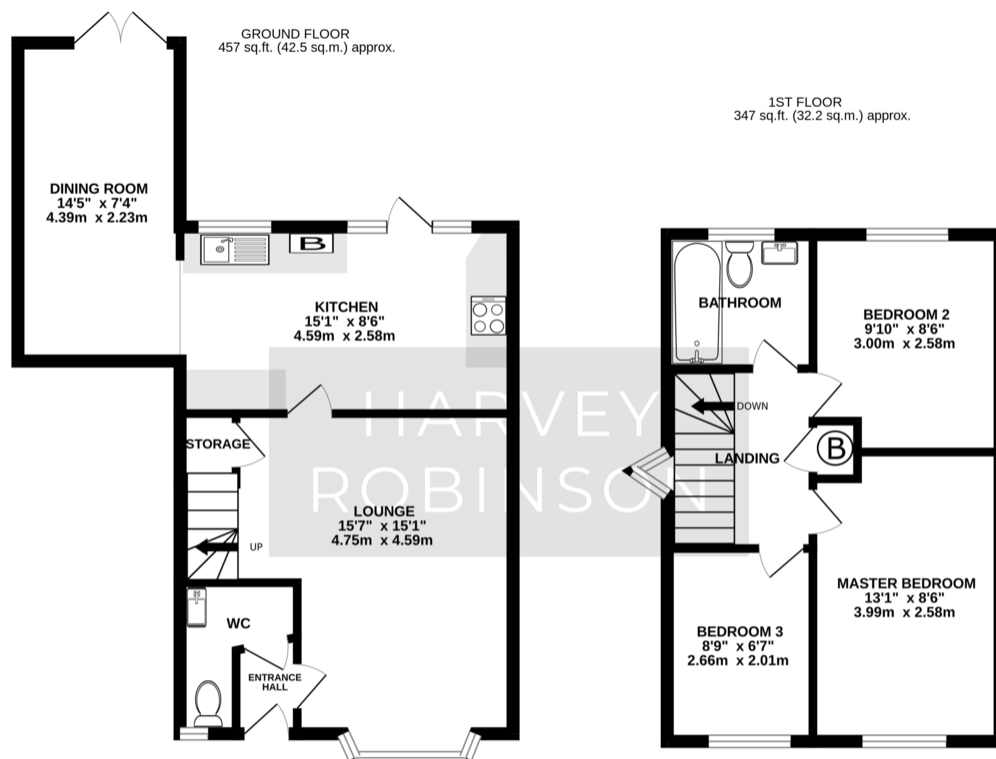
HARVEY ROBINSON

Guide Price  
£300,000 - £315,000  
25 Orthwaite  
Stukeley Meadows, PE29 6UZ

## PROPERTY SUMMARY

**\*\*Guide Price £300,000 to £315,000\*\***

Harvey Robinson Estate Agents are delighted to offer For Sale a much improved, Three Bedroom Link-Detached home, situated in the sought after area of Stukeley Meadows. The Well Presented Family Home is located within walking distance of local amenities such as Tesco metro, a popular primary school, dentists and a small retail park. The property is also within close proximity to the Town Centre and Huntingdon Train Station which provides easy access into London Kings Cross within the hour. Briefly the property comprises of Entrance Hall, Refitted Cloakroom, Lounge, Refitted and enlarged Kitchen and Dining Room incorporated into the Garage conversion, Three Bedrooms, Refitted Family Bathroom, Enclosed Rear Garden and Driveway Parking. For more information and to arrange a viewing please contact Harvey Robinson estate agents in Huntingdon.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.  
Made with Metropix ©2024

## FAQs

Tenure: Freehold  
 EPC: C  
 Property Built: 1990's  
 Onward Movements: Upsizing Locally  
 Rear Garden: South East Facing  
 Primary School Catchment: Stukeley Meadows Primary  
 Secondary School Catchment: St Peter's  
 Council Tax: Band C  
 Loft: Fitted Ladder, Partly Boarded  
 Water Meter: Yes  
 Estimated Rental Income: £1400 - £1500pcm

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |

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

91 High Street, Huntingdon,  
 Cambridgeshire, PE29 3DP

### CONTACT

01480 454040  
 huntingdon@harveyrobinson.co.uk  
 www.harveyrobinson.co.uk