



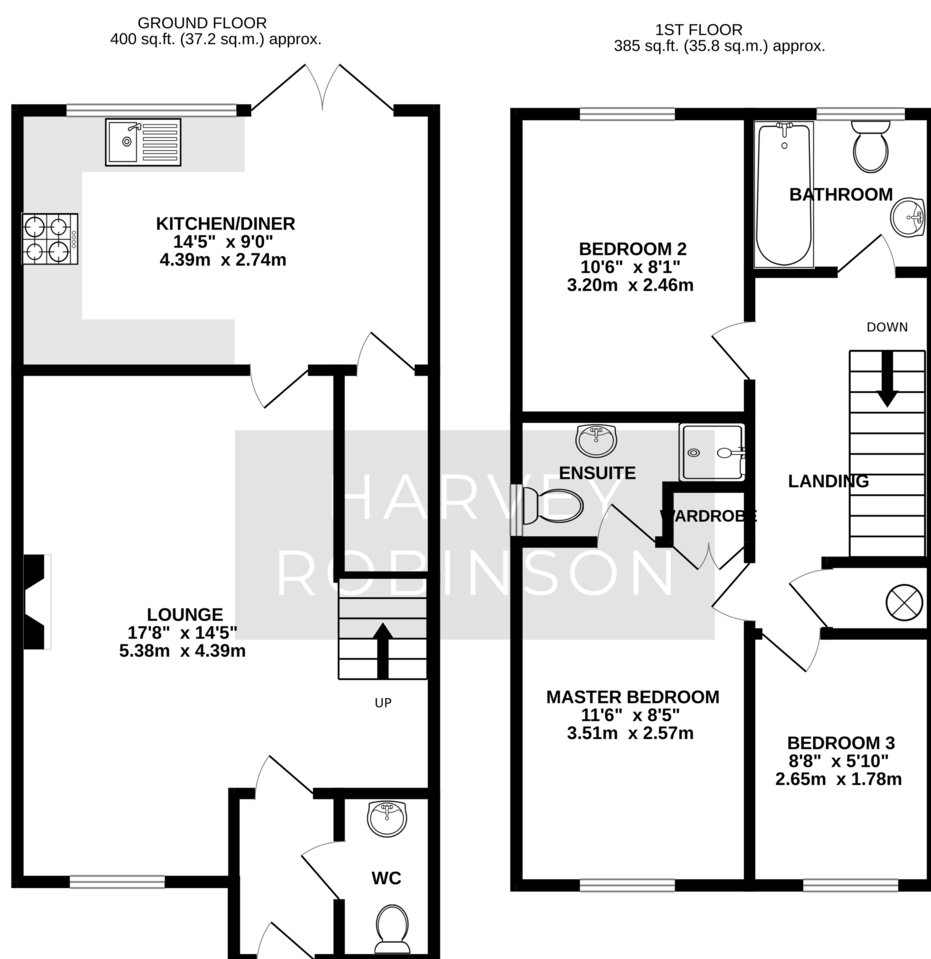
HARVEY ROBINSON

Offers In Excess Of
£280,000
2 Hawthorn Drive
Huntingdon, PE29 7WF

PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to bring to market this Three Bedroom Detached Home on Hawthorn Drive in Huntingdon. In brief, the property comprises entrance hall, cloakroom, spacious lounge and kitchen/diner to the ground floor. Upstairs, you will find three bedrooms, one of which offers an ensuite shower room as well as a family bathroom. Outside is an enclosed rear garden, front garden and ample off road parking to the side.

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



TOTAL FLOOR AREA : 785 sq.ft. (73.0 sq.m.) approx.
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FAQs

Vendors Onward: Mat split, MR not tying in a purchase, likely miss will move in with family also so EOC I believe
Tenure: Freehold
Age of Property: 2000
Council Tax Band: D
EPC - D
Owned - circa 3 years
Primary - Huntingdon
Secondary - St Peters
No Water meter
Boiler has no service history
Boundary is left hand side
Estimated rental amount - £1400/£1495pcm.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	

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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