



60 The Whaddons, Huntingdon, PE29 1NP





## Offers in excess of: £230,000 Freehold

The Whaddons, Huntingdon, PE29 1NP

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- Extended Terraced Home
  - Well Presented
  - Ideal Investment or First Time Buy
  - Three Bedrooms
  - Lounge/Diner
  - Extra Reception Room/Bedroom Four
  - Study
  - Front and Rear Gardens
  - Freehold
  - Energy Rating: C/71
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Offering three double bedrooms. Further accommodation comprises entrance hall, kitchen/diner, living room, study, downstairs WC and the benefit of an additional reception room/bedroom four.

The property further benefits from an enclosed rear garden with astroturf. Its favourable location provides easy access to the train station and major transportation links, including the A14 and A1, making commuting to London and Cambridge hassle-free.

Council Tax Band: A  
Huntingdon District Council

Details subject to approval

# Accommodation

## Living Room

18'8" x 11'4" (5.7m x 3.45m).

## Kitchen

18'9" x 11'9" (5.72m x 3.58m).

## Reception Room/Bedroom Four

11'3" x 16'8" (3.43m x 5.08m).

## Study

7'10" x 6'4" (2.4m x 1.93m).

## Downstairs WC

## Landing

## Bedroom One

10'11" x 11'5" (3.33m x 3.48m).

## Bedroom Two

12'5" x 8'9" (3.78m x 2.67m).

## Bedroom Three

7'7" x 10'10" (2.3m x 3.3m).

## Bathroom

6' x 4'9" (1.83m x 1.45m).

## Front and Rear Gardens



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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