



Elter Water, Stukeley Meadows, PE29 6XJ





## Offers in excess of: £280,000 Freehold

Elter Water, Stukeley Meadows, PE29 6XJ

- Ideal Investment/First Time Buy
- Semi-Detached Home
- Three Bedrooms
- Kitchen/Breakfast Room
- Low Maintenance Rear Garden
- Off-Road Parking for Two Cars
- Close Proximity to Train Station
- Easy Access to London/Cambridge/Peterborough
- Freehold
- Energy Rating: TBC

This spacious three bedroom semi-detached home is a great first time buy or investment opportunity for anyone looking to be within the popular town location of Huntingdon.

The property comprises entrance hall, living room, kitchen/breakfast room and a conservatory downstairs and upstairs there are three bedrooms and a family bathroom.

Externally, the property benefits from a low maintenance garden to the rear which is mainly laid with artificial grass.

Council Tax Band: C  
Huntingdon District Council

Draft details subject to approval

# Accommodation

## Porch

**Entrance Hall** 3'3" x 2'11" (1m x 0.9m).

**Living Room** 15'11" x 10'7" (4.85m x 3.23m).

**Kitchen/Breakfast Room** 13'9" x 9'3" (4.2m x 2.82m).

**Conservatory** 11'11" x 8'6" (3.63m x 2.6m).

**Landing** 8'8" x 3'3" (2.64m x 1m).

**Bedroom One** 11'7" x 9'3" (3.53m x 2.82m).

**Bedroom Two** 9'11" x 7' (3.02m x 2.13m).

**Bedroom Three** 6'11" x 6'5" (2.1m x 1.96m).

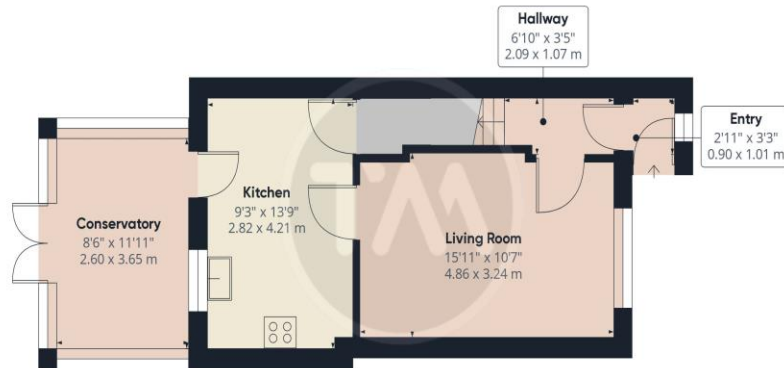
**Bathroom** 6'11" x 5'8" (2.1m x 1.73m).

## Rear Garden

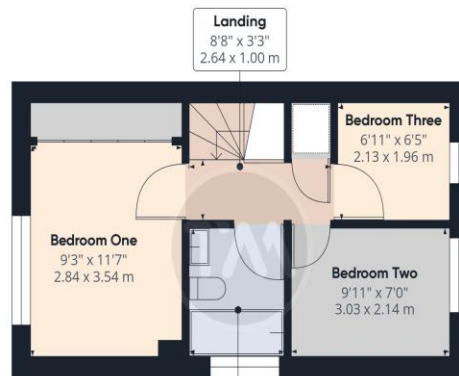
## Off-Road Parking



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.



Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
791.72 ft<sup>2</sup>  
73.55 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Thomas Morris

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