



ABOUT THE PROPERTY

Requiring renovation throughout, this chain free two-bedroom semi-detached bungalow offers an excellent opportunity for investors, developers, or buyers looking to create a home to their own specification.

Situated in the highly sought-after area of Huntingdon, and conveniently located close to Monks Cross Shopping Park, the accommodation briefly comprises of a sitting room, kitchen, two bedrooms, bathroom and rear porch. Externally, the property benefits from a paved front garden and a generous rear garden together with a driveway providing off-street parking leading to a garage.

Please note that prospective purchasers should be aware that circumstances relating to the property history may be relevant to their decision to purchase. Further details are available from the selling agent upon request.





THE ACCOMMODATION COMPRISES**PORCH**

2.12 x 1.11 (6'11" x 3'7")

Door to side, windows to side and rear.

Wall mounted panel heater. Door to:-

KITCHEN

2.85 x 2.43 (9'4" x 7'11")

Window to side.

Wall and base units, stainless steel sink.

Radiator.

SITTING ROOM

3.95 x 3.45 (12'11" x 11'3")

Window to front.

Radiator.

BEDROOM ONE

3.55 x 3.46 into wardrobes (11'7" x 11'4" into wardrobes)

Window to rear.

Fitted cupboard, fitted wardrobes, radiator.

BEDROOM TWO

2.44 x 2.37 (8'0" x 7'9")

Window to front.

Radiator.

BATHROOM

1.78 x 1.53 (5'10" x 5'0")

Window to side.

Suite comprising bath with shower attachment, low flush WC and pedestal hand basin.

Radiator.

INNER HALL

Loft access housing gas fired central heating boiler.

OUTSIDE

Paved front garden with driveway leading to a garage.

Rear garden with patio seating area and lawn although currently overgrown and requiring attention.

ADDITIONAL INFORMATION

Prospective purchasers should be aware that circumstances relating to the property history may be relevant to their decision to purchase. Further details are available from the selling agent upon request.

SERVICES

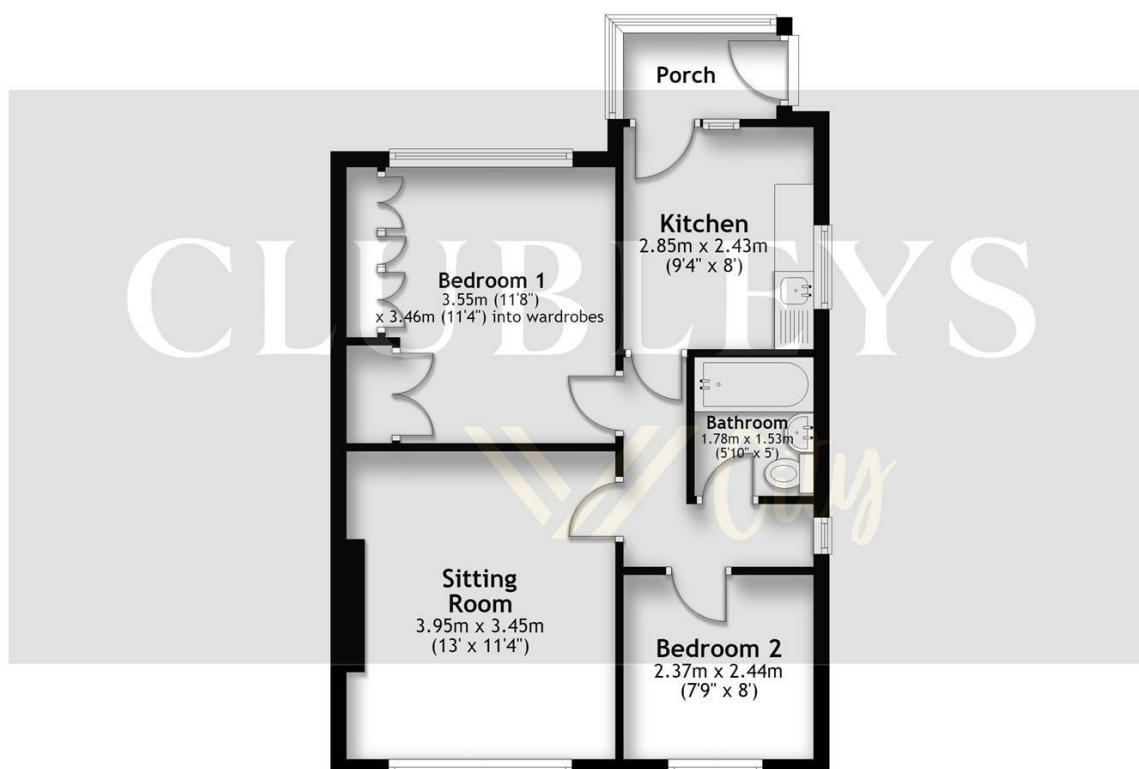
Mains gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the agent.

Ground Floor

Approx. 49.2 sq. metres (529.1 sq. feet)



Total area: approx. 49.2 sq. metres (529.1 sq. feet)

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

CLUBLEYS



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.