



GROUND FLOOR
Front entrance door to:

ENTRANCE HALL
Radiator, stairs leading to first floor.

LOUNGE
12' 5" x 12' 2" (3.78m x 3.71m) Double glazed sash window to front, gas fire, radiator.

KITCHEN
12' 4" x 12' 4" (3.76m x 3.76m) Fitted with a matching range of base and eye level units with worktop space over and under unit lighting, 1 1/2 bowl stainless steel sink with mixer tap, space for fridge/freezer, built-in electric oven with grill, built-in four ring ceramic hob with extractor hood over, double glazed sash window to rear, ceiling spotlights, under stairs storage cupboard.

UTILITY ROOM
11' 1" x 7' 2" (3.38m x 2.18m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for automatic washing machine, space for tumble dryer, double glazed sash window to side, radiator, ceramic tiled flooring, wall mounted gas boiler, door opening to courtyard garden.

CLOAKROOM
Fitted with a two piece suite comprising, a wash hand basin with storage under and a low-level WC, tiled splash backs, radiator, ceramic tiled flooring.

FIRST FLOOR

LANDING
Radiator.

BEDROOM 1
12' 8" x 10' 1" (3.86m x 3.07m) Double glazed sash window to front, feature fireplace, radiator.

BEDROOM 2
12' 9" x 10' 2" (3.89m x 3.1m) Double glazed sash window to rear, feature fireplace, radiator.

BEDROOM 3
9' 5" x 5' 3" (2.87m x 1.6m) Double glazed sash window to front, radiator.

BATHROOM
Fitted with a three piece suite comprising, a P shaped

panelled bath with shower over, a pedestal wash hand basin with storage under and a low-level WC, tiled splash backs, heated towel rail, double glazed sash window to side, radiator, ceramic tiled flooring, ceiling spotlights.

OUTSIDE
The front garden has been laid with gravel and is bordered by a low level brick built wall. The rear courtyard garden is newly laid to slabs and fully enclosed. Off road parking in form of a driveway can be found to the rear of the property.

DIRECTIONS
Traveling around Huntingdon Ring Road turn right onto St Marys Street. Continue to the end of the road and then turn left onto the High Street. Follow the road round to the right onto Hartford Road and then turn right into Euston Street. The property can then be found on the right hand side on the corner of Ouse Walk.

Further Information
Council Tax Band: B
EPC Rating: D
Deposit: £1,400
Availability: Immediately
Minimum household income to pass referencing: £39,000

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified

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



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£1,300 PER MONTH
OUSE WALK
HUNTINGDON, PE29 3QL

PROPERTY SUMMARY

Situated in a sought-after position only a short walk from Huntingdon town centre, this character home has been recently refurbished and benefits from off-road parking. Accommodation includes three bedrooms, a lounge, a modern kitchen, a utility room, a cloakroom and a bathroom. The property also benefits from a rear courtyard garden, sash double-glazed windows, and gas central heating. Available from Mid-April. Deposit £1,400

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