



23 Ferrars Court, Huntingdon  
Cambridgeshire. PE29 3BU

Asking Price  
£260,000

Set in a courtyard a short walk from Huntingdon High Street, the train station and Hinchbrook this three storey townhouse has a dining room, kitchen/breakfast room, sitting room, shower room, three bedrooms and a bathroom. There is a parking space to the front and a courtyard garden to the rear. Offered with no chain.

### Full details

The newly replaced front door leads into a hallway with opening to the dining room, stairs to the first floor, radiator, laminate wood flooring and a storage cupboard.

Dining Room - 3.29m x 3.16m (10'10 x 10'4)

Window to the front, radiator, laminate wood flooring and an opening to the kitchen.

Kitchen/Breakfast Room - 4.68m x 3.25m (15'4 x 10'8)

Fitted with a range of base, wall & drawer units with sink & drainer, gas oven, hob & grill with hood over, plumbing for a washing machine & dishwasher, space for a fridge/freezer, wall mounted gas central heating boiler, a storage cupboard with hot water cylinder, a ceramic tiled floor, a radiator, window to the rear and a door to the courtyard garden.

First Floor Landing

Door to the sitting room, bedroom three & shower room, stairs to the top floor and a radiator.

Sitting Room - 4.68m x 3.32m (15'4 x 10'11)

Box bay window to the rear, radiator and fireplace.

Bedroom Three - 3.78m x 2.35m (12'5 x 7'9) max.

Window to the front and a radiator.

Second Floor Landing

Doors to bedrooms one & two.

Bedroom One - 4.68m x 3.32m (15'4 x 10'11)

Two windows to the rear, radiator and a door to the Jack & Jill en-suite.

Jack & Jill En-Suite Bathroom

Bath, WC, wash hand basin and ceramic tiled floor.

Bedroom Two - 3.32m x 2.73 (10'11 x 8'11) max.

Window to the front, radiator, built in wardrobe and loft access.

Outside

To the front of the house is a parking space. To the rear is a courtyard garden with gated rear access.

## Agents Notes & Tenure

This property is offered for sale with no forward chain.

The owners have bought the Freehold for this property and now only pay ?? a year towards to the communal upkeep.

## Floor Plans



## Energy Performance Certificate



The EPC for this property can be requested directly from us or it can be viewed once completed from the Energy Performance Certificate register [www.epcregister.com](http://www.epcregister.com)

**IMPORTANT NOTICE:** These particulars are intended only as a guide to the property. They do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects including dimensions and/or other measurements relating to the size of rooms, buildings and any garden or land. The floorplans should only be viewed in conjunction with the sales particulars; they are for indicative purposes only and are not to scale. Dimensions, walls, windows, doors, fixtures & fittings and their locations are for identification only; they may be inaccurate in important respects and may not a true representation.

