

6 Priory Grove, Huntingdon, PE29 1JW

THOMAS MORRIS







Offers Over: £350,000

Freehold

Priory Grove, Huntingdon, PE29 1JW

- Sought-After Cul-de-Sac Close to Town Centre
- Tastefully Updated and Modernised Throughout
- Ground Floor WC
- Off-Road Parking for Multiple Vehicles
- Tandem Garage
- Fully Owned Solar Panels Installed 2020
- Spacious and Bright Throughout
- Walking Distance to Train Station
- Freehold
- Energy Rating: B/82

Situated in a convenient cul-de-sac location close to Huntingdon town centre, this attractive 1930s semi-detached home offers spacious and versatile accommodation, having been tastefully updated and modernised throughout to create a stylish and comfortable home ready to move into.

The accommodation begins with an entrance hall leading to a welcoming living room, featuring an attractive bay window that allows plenty of natural light to fill the space. A separate dining room provides an ideal setting for family meals and entertaining, while the additional home office offers valuable flexibility for those working remotely or requiring a dedicated study area. The kitchen completes the ground floor accommodation, alongside the added convenience of a downstairs WC.

Upstairs, the property offers three bedrooms, each providing flexibility to suit a variety of needs. Bedroom one is a particularly appealing room, benefiting from its own bay window, and bedroom two is also a generous double bedroom. Bedroom three could be utilised as a nursery, dressing room, study or additional home office, depending on the needs of the new owners. A fitted shower room and separate additional WC complete the first-floor accommodation.

To the front, there is substantial off-road parking for three to four vehicles, complemented by a tandem garage offering useful storage, workshop potential or secure vehicle parking. The property also benefits from owned solar panels, providing an attractive additional feature for buyers conscious of energy efficiency and running costs. To the rear, the garden offers a pleasant outdoor space to relax, entertain and enjoy, with the added benefit of being non-overlooked, creating a greater sense of privacy.

The property is ideally positioned for access to Huntingdon town centre and everyday amenities nearby. The area is well placed for local schools and offers convenient access to Huntingdon railway station, providing services to Cambridge and London, as well as road links via the A14 and A1 for commuters.

Accommodation

Entrance Hall

Living Room *11'9" x 13'6" (3.58m x 4.11m)*.

Dining Room *9'11" x 12'3" (3.02m x 3.73m)*.

Kitchen *8'5" x 12'10" (2.57m x 3.9m)*.

Office *8' x 12' (2.44m x 3.66m)*.

Downstairs WC

Landing

Bedroom One *12' x 13' (3.66m x 3.96m)*.

Bedroom Two *12' x 13' (3.66m x 3.96m)*.

Bedroom Three *6'7" x 6'8" (2m x 2.03m)*.

Shower Room *6'6" x 8' (1.98m x 2.44m)*.

Separate WC

Driveway and Tandem Garage

Rear Garden

Huntingdon District Council
Council Tax Band: D

Draft details subject to approval







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