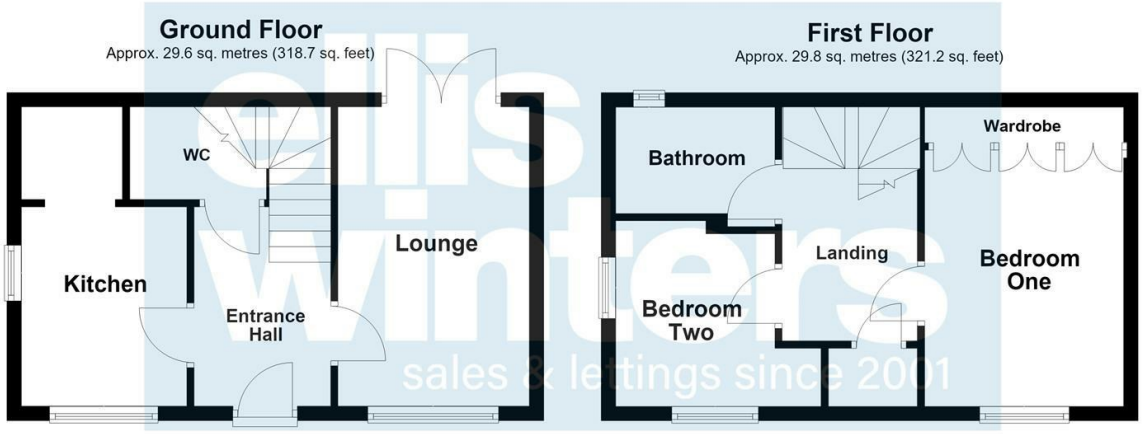


Total area: approx. 59.5 sq. metres (639.9 sq. feet)

Ground Floor

Entrance Hall

Lounge
4.18m (13'9") x 2.67m (8'9")

Kitchen
2.79m (9'2") x 2.31m (7'7")

WC

First Floor

Landing

Bedroom One
3.58m (11'9") x 2.77m (9'1")

Bedroom Two
2.22m (7'3") x 2.00m (6'7")

Bathroom

Outside
To the front of the property are gravelled boarders and a small footpath leading to the front door. A low maintenance, courtyard garden is accessed from patio doors via the lounge, with gated access leading to the rear. Allocated Off Road parking for one vehicle can be found along with the single garage to the rear off the property.

Further Information

Tenure: Freehold
Council Tax Band: A

EPC: C
Garage Tenure: Leasehold
Garage Lease Length: 999 years from 2004, approx. 977 years remain
Annual Estate & Garage Service Charge: Approx. £450 per annum.

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.
Our team will guide you through the process when you make an offer on a property.

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. We recommend that prospective buyers conduct their own due diligence before making any decisions.

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk



OFFERS IN EXCESS OF

£240,000

Christie Drive

Huntingdon, , PE29 6JP

PROPERTY SUMMARY

Offered with NO ONWARD CHAIN, a beautifully presented, two bedroom home situated in the popular area of Hinchingbrooke. The ground floor accommodation offers a generous entrance hallway, leading to the kitchen with an additional utility area, a spacious w/c and dual aspect lounge with patio doors. Upstairs are two bedrooms, the first benefitting from fitted wardrobes spanning the width of the room, a three piece family bathroom and over-sized airing cupboard. A low maintenance enclosed courtyard garden is accessed via the lounge and gated access leads to the rear. An allocated off road parking space and single garage can be found behind the property. Located a short walk from Hinchingbrooke's Country Park, primary and secondary schools and the Hinchingbrooke Hospital, this home would make an ideal first home, or investment purchase.

2

1

1













