



## 2 bed maisonette to buy in PE29

Ermine Street, Huntingdon,  
Cambridgeshire, PE29 3EX

**£120,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Share Of Freehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Ground Floor Maisonette
- ✓ Living Room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTC (fibre to the cabinet)**
- ✓ Mobile signal: **Good**

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply

Pattinson Auction in connection with Harvey Robinson Estate Agents in Huntingdon are delighted to present to the market this charming share of the freehold two-bedroom maisonette, ideally situated on the highly convenient Ermine Street in Huntingdon. Offering approximately 600 sq. ft. of versatile living space, this property is perfectly suited to first-time buyers or investors alike.

To the front, the property benefits from a private garden leading to the entrance. Upon entering, you are welcomed into a characterful living room, which provides access to an inner hallway. From here, you will find a modern, well-appointed kitchen, two generous double bedrooms, and a family bathroom.

Externally, the property also enjoys a low-maintenance rear garden, completing this attractive home.

### LOCATION

Huntingdon is one of Cambridgeshire's most popular and well-loved locations. Best known as the birthplace of Oliver Cromwell, the town boasts a rich heritage with several historic buildings that add character and charm to the area.

It is a thriving community that appeals to people of all ages, thanks to its excellent local amenities and scenic riverside walks. Within the town centre, you'll find a wide range of well-known High Street brands including Marks & Spencer, WHSmith, Boots, TK Maxx, and more. Huntingdon also offers a variety of pubs and restaurants, with The Restaurant and Wine Shop at The Old Bridge Hotel being a particular highlight and well worth a visit.

Transport links are a major advantage, with Huntingdon train station just a few minutes' walk from the property, offering regular services to London King's Cross throughout the day. Additionally, the central bus terminus, located nearby, provides convenient access to the guided bus service into Cambridge City Centre.

Council Tax Band: B

Tenure: Share Of Freehold

Annual Service Charge Amount: £1,200.00

Price: Starting Bid £120,000

Property Type: Maisonette

Parking: None

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

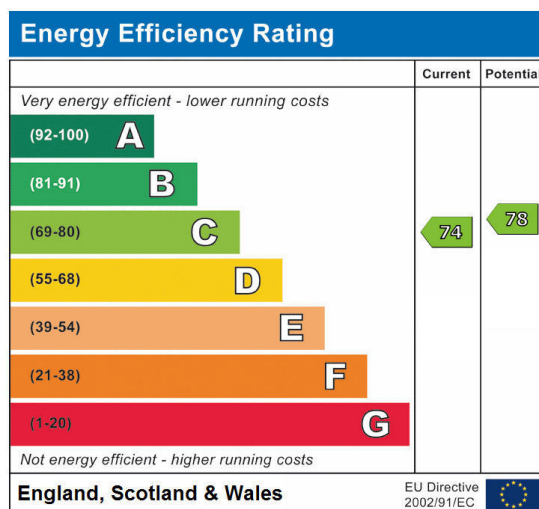
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good





Ermine Street, Huntingdon, Cambridgeshire, PE29 3EX

Contact your local branch today for more information on this property:

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, [admin@kavanaghhayes.co.uk](mailto:admin@kavanaghhayes.co.uk), [www.kavanaghhayes.co.uk](http://www.kavanaghhayes.co.uk)**

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