



HARVEY ROBINSON

Offers In Excess Of
£325,000

17 Florida Avenue
Hartford, PE29 1PY

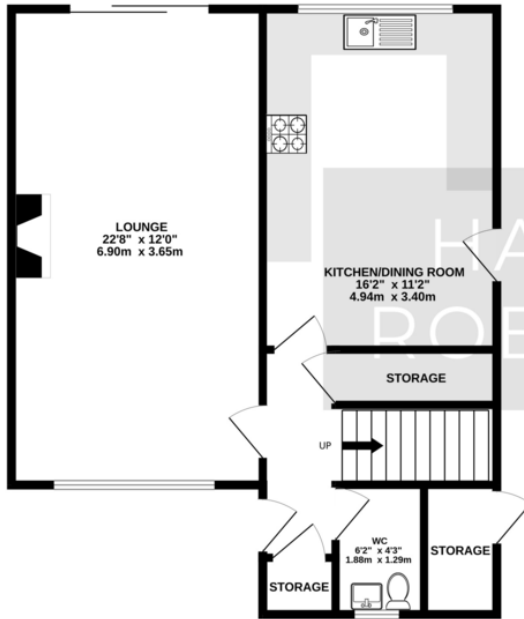
PROPERTY SUMMARY

Harvey Robinson Estate Agents in Huntingdon are delighted to offer for sale this Three Bedroom Detached Family Home. Located in the popular area of Hartford the property briefly comprises of Entrance Hall, Cloakroom, Lounge, Kitchen/Diner, Three Double Bedrooms, Family Bathroom, Generous Rear Garden and Driveway Parking. For more information and to arrange a viewing please contact Harvey Robinson Estate Agents in Huntingdon.

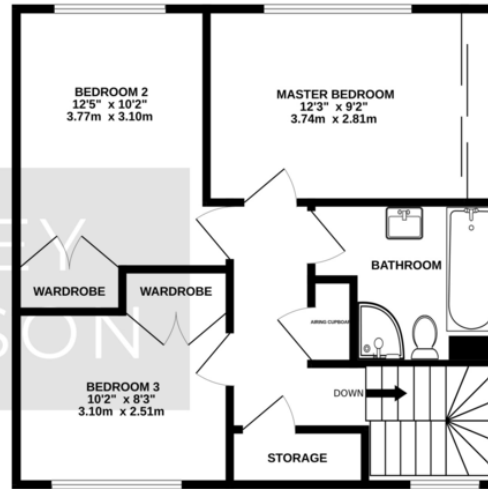




GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.7 sq.m.) approx.
Made with Metropix ©2024

FAQs

Built: 1970

Boiler: Dec 2023 Worcester Bosch, installed by them, 12 year guarantee as long as it is serviced with them

Loft: light and fully insulated, no boarding or ladder

Roof was redone from the woodwork, 2021 and 10 year guarantee,

Onwards: Downsizing locally

Fences replaced 2023, boundary is back and the left. little footpath behind the fence

Council Tax: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	85	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

HARVEY ROBINSON

OFFICE ADDRESS

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