



HARVEY ROBINSON

£190,000

45 Great Northern Street

Huntingdon, PE29 7HJ

- Two Bedroom Terraced Home
- Recently Renovated
- Two Reception Rooms
- No Onward Chain

- Enclosed Rear Garden
- Close To The Town Centre
- Great Transport Links
- Early Viewing Advised



PROPERTY SUMMARY

Harvey Robinson Estate Agents in Huntingdon are delighted to present this recently refurbished two-bedroom home, perfectly situated within walking distance of the historic market town of Huntingdon. The property offers spacious and well-presented accommodation including a lounge, dining room, kitchen, and bathroom on the ground floor, with two bedrooms located on the first floor.

Externally, the home benefits from an enclosed rear garden. This charming property is an excellent purchase for first-time buyers, investors, or those looking to downsize.



INTRODUCTION

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For more information or to arrange a viewing, please contact Harvey Robinson Estate Agents in Huntingdon.

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 connections to surrounding towns and villages. The A14 and A1 road networks are also easily accessible, making Huntingdon a superb choice for commuters.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

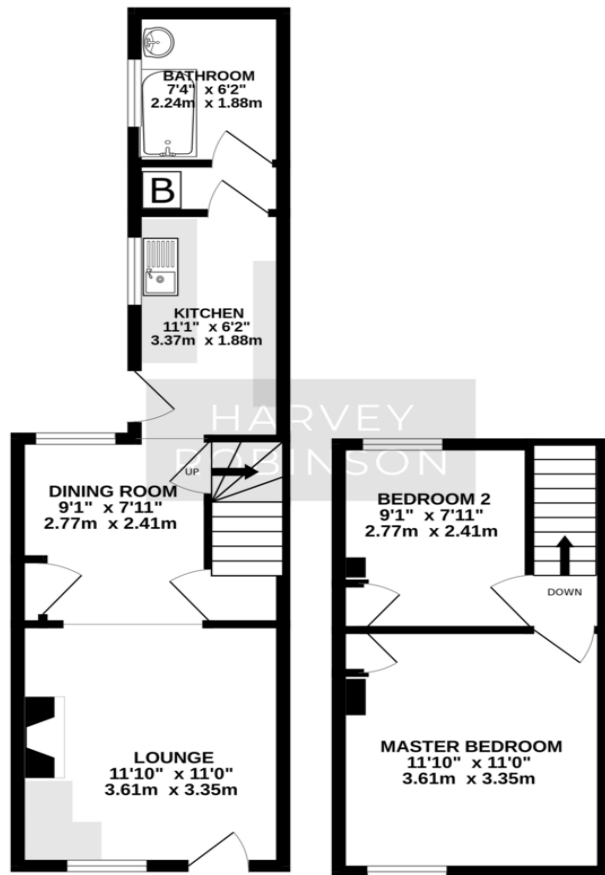
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GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.

1ST FLOOR
228 sq.ft. (21.2 sq.m.) approx.



FAQs

Tenure: Freehold

Age: 1950's

Vendor Onward: No Onward Chain, Owned since 2009, Selling investment

Rear Garden: South Facing

Secondary School Catchment: Hinchingsbrooke

Council Tax: Band A

Boiler: Installed 2018, Serviced 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		

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

91 High Street, Huntingdon,
Cambridgeshire, PE29 3DP

CONTACT

01480 454040
huntingdon@harveyrobinson.co.uk
www.harveyrobinson.co.uk