



2 Tennyson Close, Huntingdon
£1,300 per calendar month

BELTON DUFFEY



2 TENNYSON CLOSE, HUNTINGDON, CAMBRIDGESHIRE, PE29 1NG

A refurbished 3 bedroom end terrace property situated in a convenient location with gardens to the front and rear.

DESCRIPTION

1 Tennyson Close comprises a refurbished 3 bedroom end terrace property situated in a convenient location with gardens to the front and rear. The property has been redecorated, new floorings and briefly comprises entrance hall, sitting/dining room, and a newly fitted kitchen/dining room to the ground floor.

On the first floor there are 3 bedrooms and a newly installed bathroom and cloakroom.

The property is installed with gas fired radiator central heating and double glazing.

Outside there are gardens to the front and rear and a garden store.

N.B. Please be aware that the owner of this property is a director of Belton Duffey West Norfolk Ltd.

SITUATION

Huntingdon is a historic market town located on the banks of the Great Ouse River and boast immediate main-line rail access to London (approx 40 minutes) and the North. Huntingdon is situated just off the A1 with access to several trunk road networks. With a variety of High Street shops, Churches, Schools, recreational facilities and other amenities. The surrounding area hosts an array of walking and picnic spots including Hinchingsbrooke Country Park, Paxton Pits Nature Reserve and Grafham Water, which is also known for water sports.

ENTRANCE HALL

2.41m x 1.71m (7' 11" x 5' 7") Straight flight staircase to first floor landing, under stairs cupboard, newly installed consumer unit, ceramic tiled floor, window to front, UPVC double glazed door to outside.

KITCHEN/DINING ROOM

5.70m maximum into Dining area narrowing to 3.04m x 3.67 maximum, narrowing to 1.82m into Dining area (18' 8" maximum into Dining area narrowing to 10' x 12' maximum, narrowing to 5'11" into Dining area)

Newly fitted kitchen with wood grain effect worktops with high gloss soft closure cupboards and drawers under, sink unit with mixer tap, electric cooker with 4 ring ceramic hob, fan assisted oven and extractor over. Matching wall cupboards, ceramic tiled floor, radiator, storage cupboard, UPVC double glazed door to outside.

SITTING/DINING ROOM

5.75m x 3.32m (18' 10" x 10' 11") 2 radiators, double doors to rear garden. window to front aspect.

FIRST FLOOR LANDING

Loft access, airing cupboard with Vaillant gas central heating boiler.



BATHROOM

2.20m x 1.80m (7' 3" x 5' 11" max) Newly installed with a panelled bath with shower attachment over, low level WC, wash hand basin with double cupboard under, tiled wall areas, ceramic tiled floor, heated chrome towel rail, extractor, shaver socket, frosted window to rear aspect.

CLOAKROOM

1.43m x 1.05m (4' 8" x 3' 5") Low level WC, wash hand basin, window to rear.

BEDROOM 1

3.37m x 3.43m (11' 1" x 11' 3") Window to front, storage cupboard, radiator.

BEDROOM 2

3.45m x 2.77m (11' 4" x 9' 1") Radiator, window to front aspect.

BEDROOM 3

2.44m x 2.21m (8' x 7' 3") Radiator, window to rear aspect.

OUTSIDE

The front garden is enclosed by fenced and hedged boundaries and has a gated access.

The rear garden has a covered area measuring approximately 7.5m x 2.25m with decking. There is also a store shed, pedestrian gated access and the rear garden is enclosed by fenced boundaries.

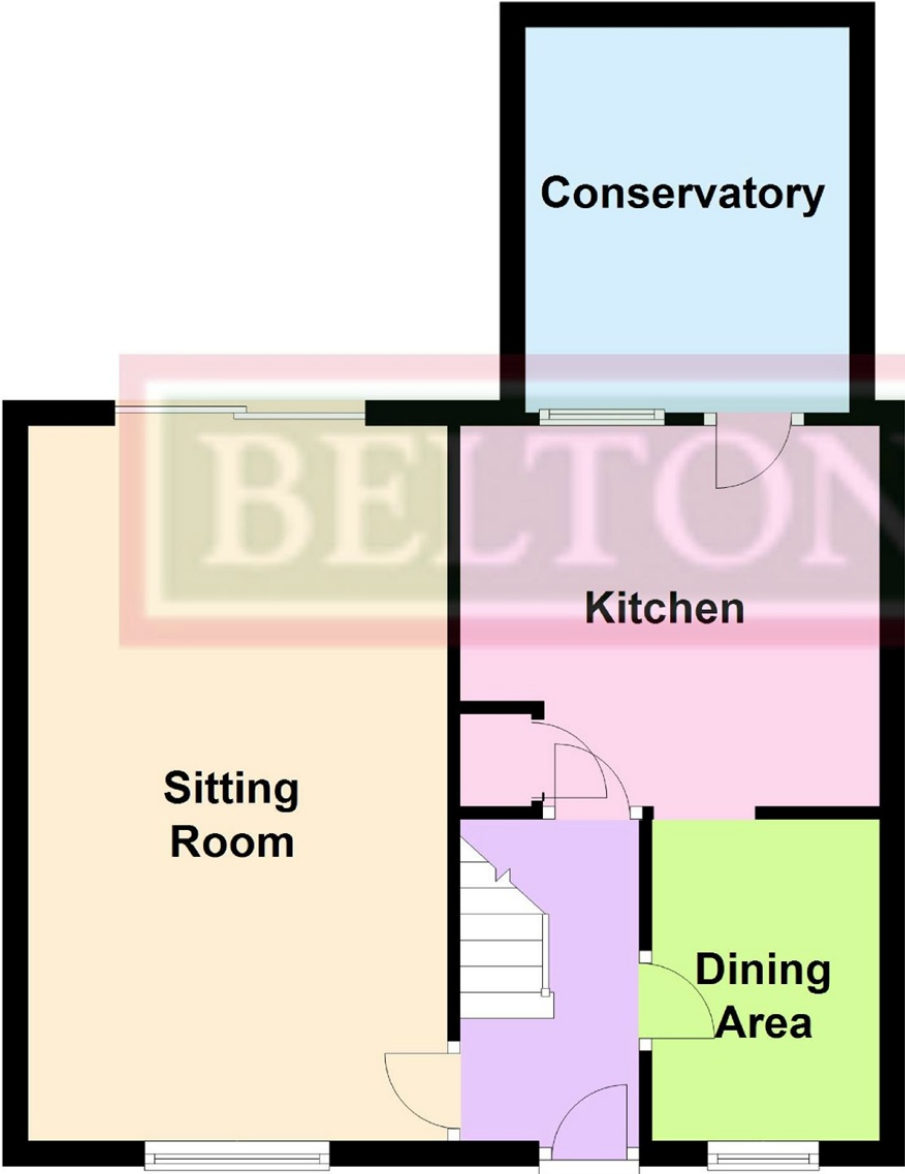
ADDITIONAL INFORMATION

- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit - [right-to-rent service.gov](https://right-to-rent.service.gov.uk)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £1500.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

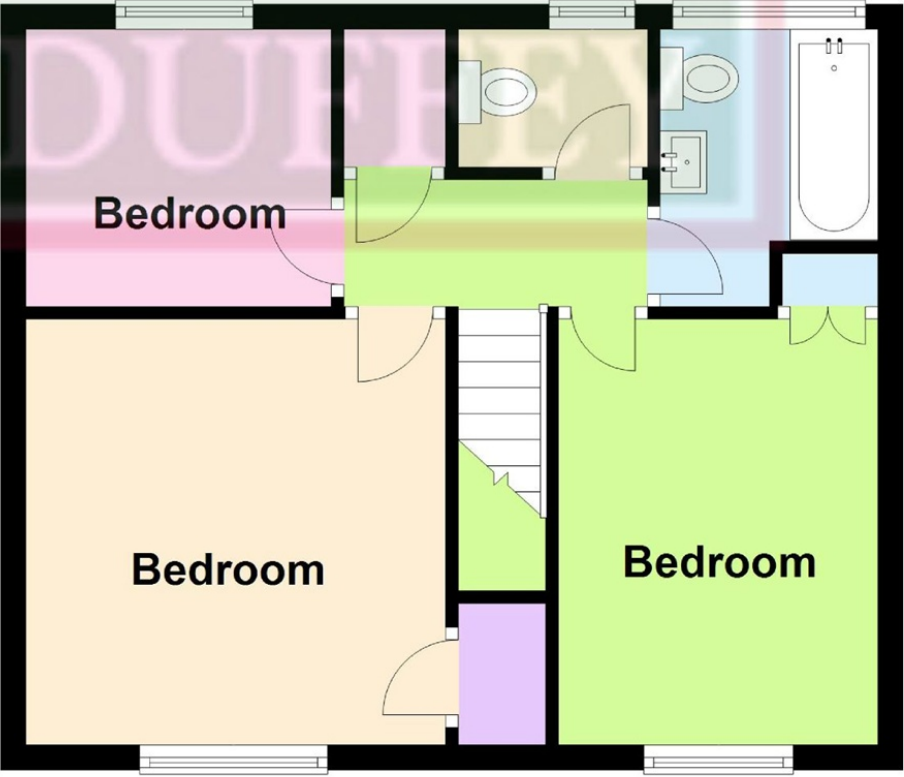
DIRECTIONS

From Huntingdon High Street turn right onto St John's Street, continue for half a mile taking the left turning onto Priory Road. Continue onto American Lane, take the next left onto California Road. After approx. 1 mile take the right hand turning onto Tennyson Close.

Ground Floor



First Floor



OTHER INFORMATION

Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN - Council Tax Band A.

Gas central heating.

EPC - C.

VIEWING

Strictly by appointment with the agent.



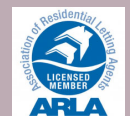


BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 660866
E: lettings@beltonduffey.com

Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.