



Post Street, Godmanchester PE29 2AQ

Guide Price £270,000



- Charming Grade II Listed Character Home
- Two Double Bedrooms
- Sitting Room
- Fitted Kitchen/Dining Room
- Utility Area And Ground Floor Shower Room
- En Suite Family Bathroom
- Courtyard Garden
- Outbuilding/Barn
- Prominent And Central Godmanchester Location
- Short Walk To Riverside Park, Shops And Services
- Offered With No Forward Chain And Immediate Vacant Possession



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Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1067128) Housepix Ltd



## Heavy Panel Front Door To

### Sitting Room

12' 10" x 12' 5" (3.91m x 3.78m)  
Sash picture window to front aspect, central feature fireplace with moulded timber surround, shelved display recesses, base mounted cabinet storage, radiator, TV point, timber flooring.

### Kitchen/Dining Room

13' 9" x 12' 11" (4.19m x 3.94m) plus 8' 2" x 5' 3" (2.49m x 1.60m) Dining Area  
Fitted in a range of base and wall mounted units with complementing work surfaces and tiling, glass fronted display cabinets, drawer units, appliance spaces, composite flooring, sash picture window to rear aspect.

### Utility Area

7' 3" x 5' 0" (2.21m x 1.52m)  
Fitted in a range of units, appliance spaces, door to **Courtyard Garden**.

### Shower Room

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, curtained shower enclosure with independent shower unit fitted over, window to garden aspect, extensive tiling and contour border tiling, laminate flooring.

### First Floor Landing

Leading to

## Principal Bedroom

13' 5" x 9' 10" (4.09m x 3.00m)  
Sash picture window to garden aspect, extensive wardrobe range and cupboard storage, cast iron decorative Victorian fireplace, internal door to

## En Suite Bathroom

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, panel bath, picture window to side aspect, radiator.

## Bedroom 2

13' 5" x 12' 7" (4.09m x 3.84m)  
Sash picture window to front aspect, central cast decorative fireplace with moulded surround, exposed timber floor boards, bespoke range of cabinetry, bridging units, wardrobe units and storage, radiator.

## Outside

There is a pleasant enclosed courtyard garden planned with low maintenance in mind and enclosed by brick walling offering a good degree of privacy. Gated access extends to the right of way leading to the rear of Church Place for the movement of bins etc. Parking is available on street subject to availability with two public car parks in close proximity. There is a useful brick built BARN/ OUTBUILDING offering versatile uses.

## Tenure

Freehold  
Council Tax Band - B