

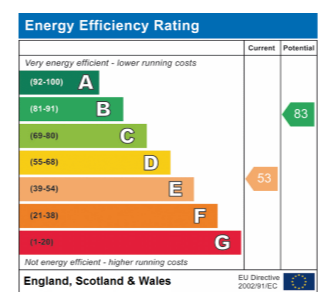


2 The Stiles, Godmanchester PE29 2JF

£350,000



- Semi Detached Home
- Three Bedrooms
- Living Room And Dining Room
- Spacious Kitchen And Attractive Garden Room
- Cloakroom And Family Bathroom
- Front And Good Sized Rear Garden
- Walking Distance Of Amenities And Riverside Walks
- Extremely Desirable Location
- Central Godmanchester Location
- No Forward Chain



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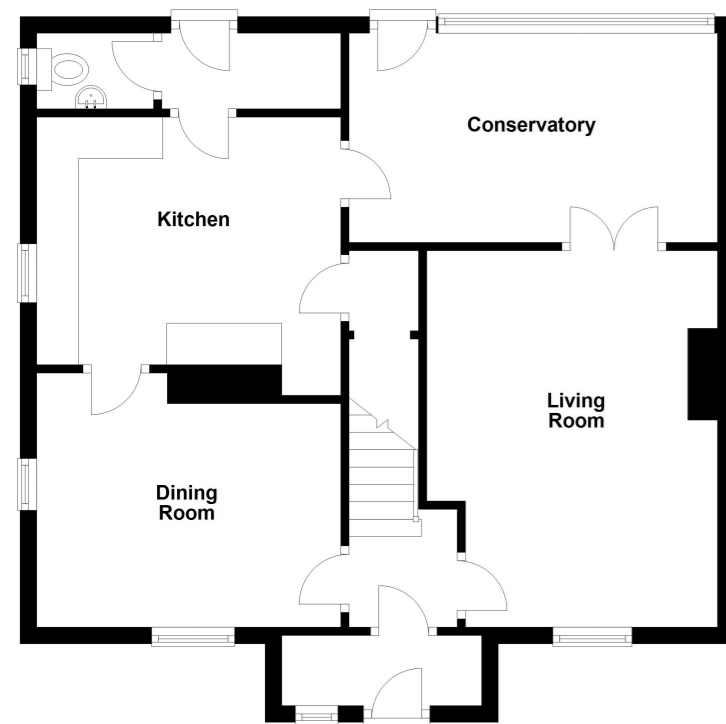
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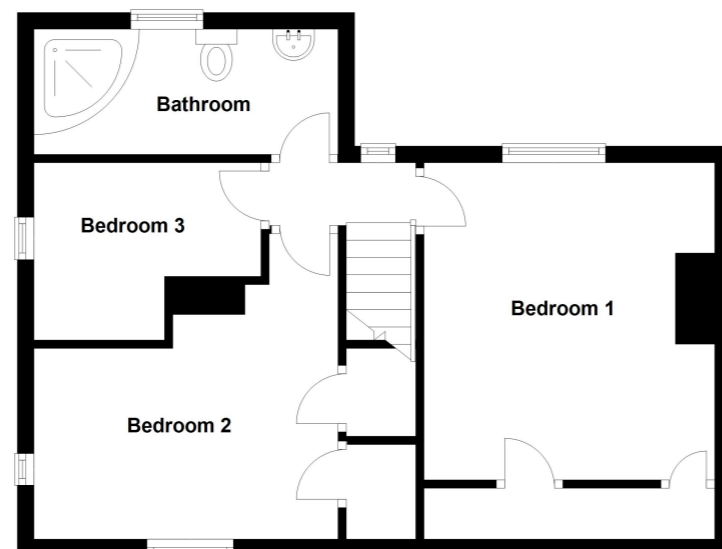
Ground Floor

Approx. 60.8 sq. metres (655.0 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.9 sq. feet)



UPVC Double Glazed Door To

Entrance Porch

Coats hanging area, double glazed window to front aspect.

Entrance Hall

Stairs to first floor.

Living Room

14' 9" x 11' 2" (4.50m x 3.40m)

Double glazed window to front aspect and French doors to **Garden Room**, two wall light points, central attractive functional fireplace, radiator, coving to ceiling.

Garden Room

13' 9" x 7' 10" (4.19m x 2.39m)

Double glazed windows and French doors to rear aspect, radiator, tiled flooring.

Dining Room

12' 0" x 8' 10" (3.66m x 2.69m)

A double aspect room with double glazed windows to front and side aspect, radiator, engineered Oak flooring.

Kitchen/Breakfast Room

12' 1" x 9' 6" (3.68m x 2.90m)

Double glazed window to side aspect, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiling, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, space for cooker, radiator, pantry, recessed down lighters, tiled flooring.

Rear Lobby

Coats hanging area, UPVC double glazed door to rear aspect.

Cloakroom

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC and wash hand basin.

First Floor Landing

Double glazed window to rear aspect.

Bedroom 1

12' 6" x 11' 6" (3.81m x 3.51m)

Double glazed window to rear aspect, radiator, walk in wardrobe, exposed brick chimney breast feature.

Bedroom 2

12' 2" x 6' 7" (3.71m x 2.01m)

A double aspect room with double glazed windows to front and side aspects, radiator, airing cupboard and built in cupboard.

Bedroom 3

9' 2" x 7' 3" (2.79m x 2.21m)

Double glazed window to side aspect, radiator, thermostat for under floor heating in bathroom.

Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, corner bath with shower unit over, complementing tiling, radiator, heated towel rail, tiled flooring with under floor heating.

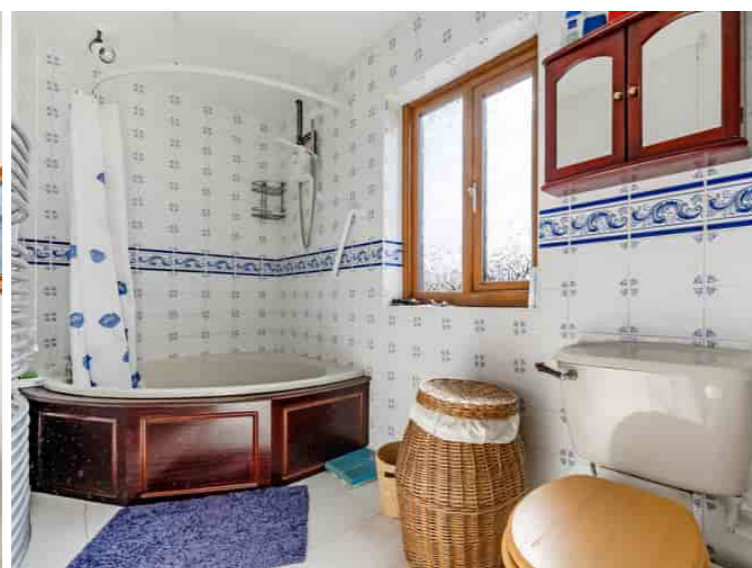
Outside

The front garden is laid to lawn with picket fencing, mature trees, shrubs and outside lighting. To the side of the property is a shared driveway providing off road parking leading to the **Detached Garage**. Side gated access leads to the rear garden which is laid to lawn with mature shrub borders, patio area, garden shed, mature trees and fully enclosed.

Tenure

Freehold

Council Tax Band - C



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