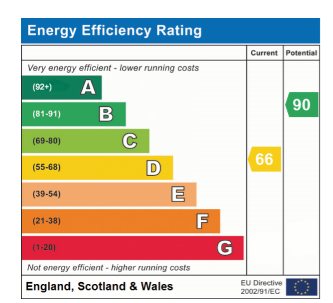




Field Walk, Godmanchester PE29 2DL

OIEO £240,000

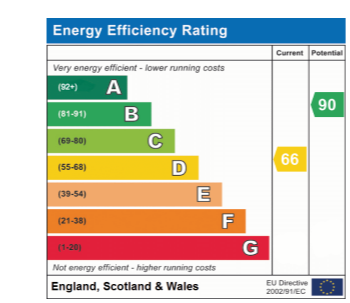
- Mid Terrace Family Home
- Three Bedrooms
- Lounge/Dining Room
- Cloakroom And Family Bathroom
- Front And Rear Gardens
- Parking To The Rear
- Fronting A Pleasant Area Of Green



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Recessed Storm Canopy Over

UPVC stained glass panel door to

Entrance Hall

13' 3" x 8' 10" (4.04m x 2.69m)

Dado rail, stairs to first floor, double panel radiator, understairs recess, cloaks cupboard with shelving and storage.

Kitchen

12' 11" x 8' 6" (3.94m x 2.59m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer one and a half bowl stainless steel sink unit with mixer tap, appliance spaces, drawer units, pan drawers, integral electric oven and ceramic hob with bridging unit and extractor above, under unit lighting, breakfast bar, space for American style fridge freezer, double panel radiator, ceramic tiled flooring.

Cloakroom

Fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mono bloc mixer tap and tiling, fuse box and master switch, double panel radiator, Dimplex wall heater, UPVC window to front aspect, ceramic tiled flooring.

Lounge/Dining Room

17' 5" x 13' 5" (5.31m x 4.09m)

UPVC French doors to garden terrace and UPVC window to rear aspect, double panel radiator, TV point, telephone point, dado rail.

First Floor Galleried Landing

14' 5" x 9' 4" (4.39m x 2.84m)

Dado rail, double panel radiator, access to insulated loft space.

Bedroom 1

13' 11" x 8' 1" (4.24m x 2.46m)

UPVC window to front aspect, double panel radiator.

Bedroom 2

12' 5" x 8' 4" (3.78m x 2.54m)

UPVC window to rear aspect, double panel radiator.

Bedroom 3

11' 6" x 7' 3" (3.51m x 2.21m)

UPVC window to rear aspect, double panel radiator.

Family Bathroom

6' 9" x 5' 11" (2.06m x 1.80m)

Re-fitted in a three piece white suite comprising low level WC, suspended vanity wash hand basin with drawer units, mono bloc mixer tap and tiling, panel bath with shower screen and independent shower unit over and additional mixer tap hand shower, heated towel rail, UPVC window to front aspect.

Outside

The frontage has been hard landscaped and laid to slate planned with low maintenance in mind enclosed by picket fencing fronting a pleasant area of green. The rear garden has a seating area, timber constructed planters, areas of lawn and stocked shrub borders. Gated access extends to the communal parking area to the rear.

Tenure

Freehold

Council Tax Band - B

Maintenance Charge - £116.26 per annum

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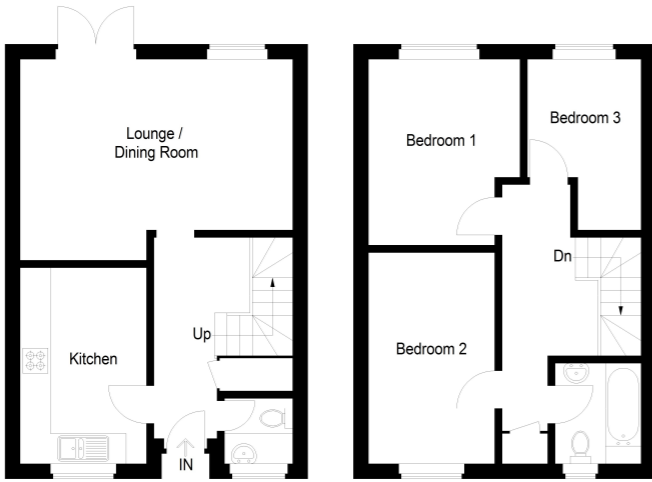
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Freehold

Council Tax Band - B

Maintenance Charge - £116.26 per annum

Approximate Gross Internal Area = 86.7 sq m / 933 sq ft



Ground Floor

First Floor

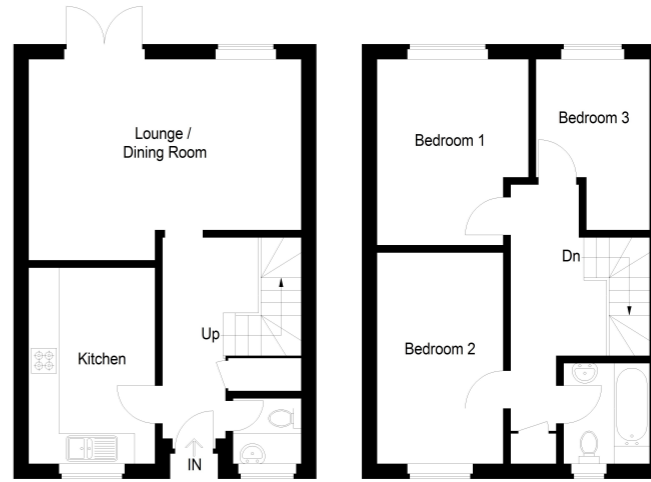
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