



101 Gumcester Way, Godmanchester PE29 2BE

Guide Price £235,000

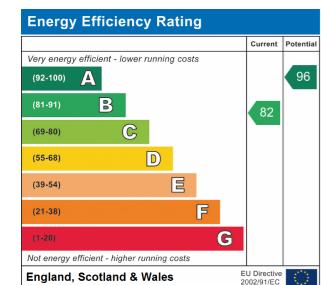
- Immaculate Coach House
- Two Bedrooms
- En Suite To Master Bedroom
- Stunning Open Plan Kitchen/Living Space
- Carport And Drive Way
- Ideal First Time Buy Or 'Lock Up And Leave'
- Freehold Tenure



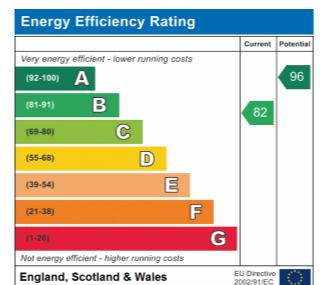
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Peter & Partners
EST 1990



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Glazed Port Hole Panel Door To

Reception Hall

Single panel radiator, stairs to first floor.

First floor Galleried Landing

Access to insulated loft space, single panel radiator, UPVC window to rear aspect, central heating thermostat, inner door to

Sitting Room/Kitchen

17' 9" x 12' 2" (5.41m x 3.71m)

A light contemporary open plan double aspect room with UPVC windows to front and rear aspects, fitted in a range of cream base and wall mounted cabinets with complementing laminate work surfaces and up-standers, drawer units, pan drawers, integrated automatic dishwasher, integrated stainless steel electric oven and gas hob with bridging unit and extractor fitted above with glass back plate, integrated fridge freezer and automatic washer/dryer, single drainer stainless steel sink unit with mixer tap, double panel radiator, TV point, telephone point, composite floor covering.

Master Bedroom

17' 9" x 10' 6" (5.41m x 3.20m)

UPVC window to front aspect, double panel radiator, extensive wardrobe range with hanging and shelving, central heating thermostat, inner access to

En Suite Shower Room

Fitted in a three piece white range of sanitary ware comprising low level WC, pedestal wash hand basin with mixer tap and tiling, shaver point, over sized screened shower enclosure with independent power shower unit fitted over, single panel radiator, extractor, UPVC window to rear aspect, composite flooring.

Bedroom 2

10' 2" x 7' 10" (3.10m x 2.39m)

UPVC window to front aspect, radiator, extensive wardrobe range with hanging and shelving.

Family Bathroom

Fitted in a three piece contemporary white range of sanitary ware comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, ceramic tiling, single panel radiator, extractor, UPVC window to rear aspect, panel bath with mixer tap, extensive tiling, composite floor covering.

Outside

There is a drive way sufficient for two large vehicles with car port and a pleasant hard landscaped frontage finished in brick paving

Agents Note

Estate Management charge TBC once site is completed

Tenure

Freehold

Council Tax Band - B

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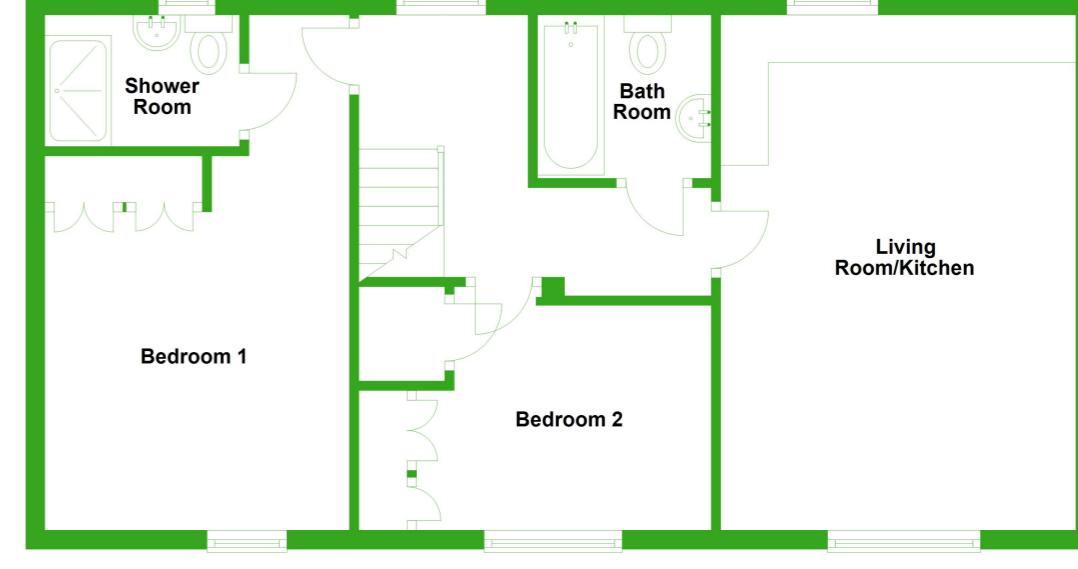
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Ground Floor
Approx. 58.6 sq. metres (630.9 sq. feet)



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Huntingdon

60 High Street
Huntingdon
01480 414800

Kimbolton

24 High Street
Kimbolton
01480 860400

St Neots

32 Market Square
St. Neots
01480 406400

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