



Post Street, Godmanchester PE29 2AQ

Guide Price £350,000



- Guide Price £350,000 - £375,000
- Stunning Grade II Listed Property
- Deceptively Large Accommodation
- Four Double Bedrooms
- Re-Fitted Kitchen And Sanitary Ware
- Many Character Features
- On Street Parking Close By
- Walking Distance Of River, Shops And School
- No Forward Chain And Immediate Vacant Possession

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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. (ID1168737)

Housepix Ltd

Peter Lane & Partners  
EST 1996



## Port Hole Panel Door To

### Sitting Room

22' 4" x 14' 2" (6.81m x 4.32m)

Picture window to front aspect, recessed lighting, double panel radiator, TV point, telephone point, exposed structural timberwork, inner door to

### Kitchen/Breakfast Room

13' 11" x 8' 10" (4.24m x 2.69m)

Re-fitted in a range of Shaker style base and wall mounted cabinets with complementing work surfaces and up-stands, picture window to garden aspect, appliance spaces, double panel radiator, exposed structural timberwork, access to loft space, recessed lighting, new wall mounted gas fired central heating boiler serving hot water system and radiators, single drainer stainless steel sink unit with mixer tap, space for fridge freezer, central fireplace recess with timber surround, integral electric oven and gas hob with suspended extractor, understairs storage cupboard, ceramic tiled flooring.

### Rear Entrance Hall

5' 11" x 5' 11" (1.80m x 1.80m)

Double panel radiator, porthole door to garden aspect, stairs to first floor, ceramic tiled flooring.

### Cloakroom

Fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mixer tap, timberwork, ceramic tiled flooring.

### First Floor Landing

Exposed timberwork, stairs extend to second floor.

### Bedroom 1

14' 5" maximum x 9' 11" (4.39m x 3.02m)

Sash picture window to front aspect, double panel radiator, exposed timberwork.

### Bedroom 2

13' 6" x 10' 3" (4.11m x 3.12m)

Sash picture window to front aspect, double panel radiator, exposed timberwork.

### Family Bathroom

9' 10" x 7' 11" (3.00m x 2.41m)

Re-fitted in a reproduction period white suite comprising low level WC, pedestal wash hand basin, roll top claw foot bath with hand mixer shower, walk in shower enclosure with independent multi head shower fitted above, UPVC window to rear aspect, free-standing radiator incorporating heated towel rail, ceramic tiled flooring.

### Second Floor

Over-stairs cupboard measuring 4' 11" x 3' 11" (1.50m x 1.19m), recessed lighting, inner door to

### Bedroom 3

13' 8" x 9' 9" (4.17m x 2.97m)

Picture window to front aspect, double panel radiator, recessed lighting.

### Bedroom 4

12' 8" x 9' 4" (3.86m x 2.84m)

Picture window to front aspect, double panel radiator, recessed lighting.

### Outside

To the rear is a hard landscaped courtyard enclosed by panel fencing and brick walling with stunning views over Godmanchester church to the rear. Parking is on street to the front subject to availability or free of charge in the public car park opposite.

### Tenure

Freehold

Council Tax Band - D

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