



6 Sylton Close, Godmanchester PE29 2EU

Guide Price £280,000

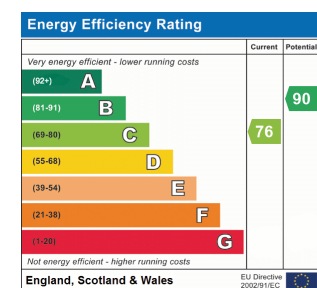
- Appealing Non Estate Home
- Two Bedrooms
- Re-Fitted Kitchen And Bathroom Suite
- Beautifully Presented Throughout
- Parking Provision
- Desirable Location Just Off Earning Street
- Private Enclosed Rear Garden
- No Onward Chain



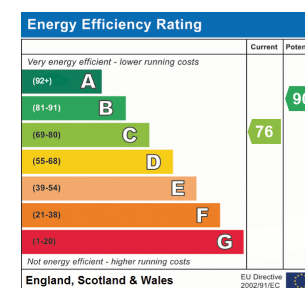
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Glazed Composite Front Door To

Sitting Room

18' 1" x 11' 9" (5.51m x 3.58m)
UPVC window to front aspect, double panel radiator, fuse box and master switch, stairs to first floor, understairs storage, coving to ceiling, TV point, telephone point, central heating thermostat.

Kitchen

11' 7" x 9' 10" (3.53m x 3.00m)
Beautifully re-fitted in a range of base and wall mounted cabinets with complementing re-constituted stone work surfaces and re-tiled surrounds, single drainer one and a half bowl resin sink unit with mono bloc mixer tap, UPVC window and glazed door to rear aspect, space for fridge freezer, double panel radiator, Integral Neff appliances incorporating combination microwave, electric oven and warming drawer, integral gas hob with bridging unit and extractor fitted above, drawer units, pan drawers, glazed internal door to **Sitting Room**, wall mounted gas fired central heating boiler serving hot water system and radiators, larder unit, porcelain floor tiling.

First Floor Galleried Landing

Access to insulated loft space, airing cupboard housing hot water cylinder and shelving.

Bedroom 1

11' 6" x 9' 7" (3.51m x 2.92m)
Single panel radiator, UPVC window to front aspect, dimmer switch.

Bedroom 2

11' 6" x 6' 8" (3.51m x 2.03m)
UPVC window to rear aspect, single panel radiator.

Family Bathroom

8' 6" x 5' 3" (2.59m x 1.60m)
Re-fitted in a range of white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin with cabinet storage and mono bloc mixer tap, chrome heated towel rail, panel bath with folding shower screen and independent multi head shower unit fitted above and mixer tap, recessed lighting, full ceramic tiling, composite floor covering.

Outside

The rear garden measures approximately 10.1m (33' 2") in length and is pleasantly arranged with a seating area, an area of shaped lawn, prepared flower and shrub borders, a good sized timber shed, additional shed and further paved seating area, outside tap, a mature ornamental tree and the garden is enclosed by a combination of panel fencing offering a good degree of privacy.

Tenure

Freehold
Council Tax Band - B

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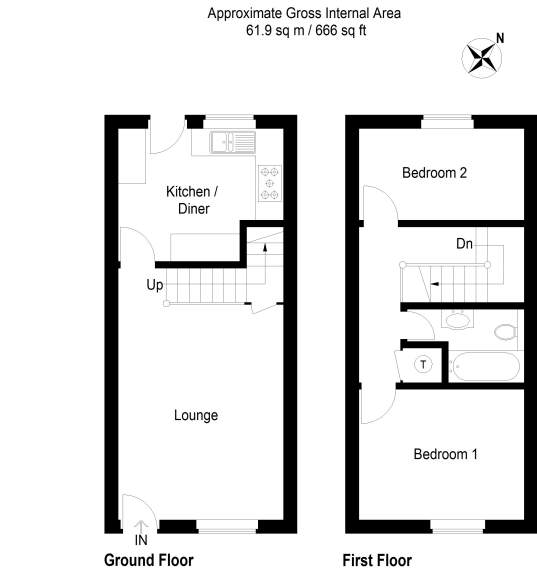
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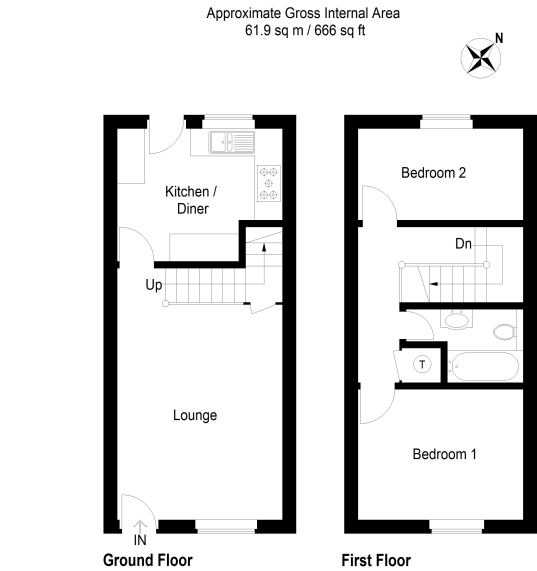


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings re approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them. (ID1178310)
Housepix Ltd



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