



Holmehill, Godmanchester PE29 2EX

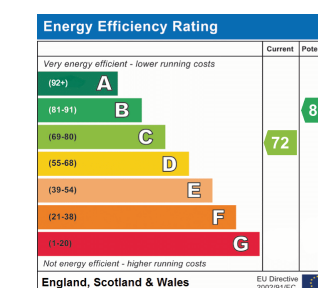
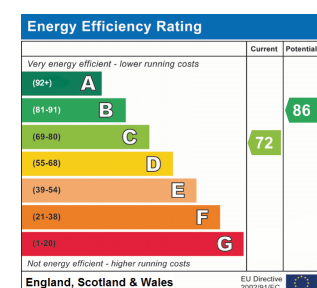
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- Ideal First Time Buy Or Buy To Let
- A Much Improved Home
- Two Bedrooms
- Re-Fitted Kitchen And Sanitaryware
- Designated Parking
- Ready To Move In To
- Sought After Location
- No Forward Chain

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**Peter Lane & PARTNERS**  
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**Integral Storm Canopy Over**

UPVC double glazed front door to

**Entrance Hall**

7' 9" x 3' 10" (2.36m x 1.17m)

Airing cupboard housing Vaillant gas fired central heating boiler and storage, understairs storage cupboard.

**Sitting Room**

15' 11" x 11' 9" (4.85m x 3.58m)

UPVC bay window to front aspect, stairs to first floor, double panel radiator, coving to ceiling, TV point, telephone point.

**Kitchen**

11' 9" x 7' 5" (3.58m x 2.26m)

UPVC window to side aspect, fitted in a range of cream gloss base and wall mounted units with work surfaces and up-stands, glass fronted display cabinet, drawer units, pan drawers, integral electric oven and gas hob with bridging unit and suspended extractor fitted above, single drainer one and a half bowl stainless steel sink unit with mixer tap, integral wine rack, double panel radiator, appliance spaces, LVT flooring.

**First Floor Landing**

Inner door to

**Bedroom 1**

11' 9" x 11' 9" (3.58m x 3.58m)

Double panel radiator, UPVC window to front aspect.

**Bedroom 2**

11' 9" x 7' 10" (3.58m x 2.39m)

UPVC window to side aspect, access to insulated loft space, radiator.

**Family Bathroom**

7' 8" x 4' 8" (2.34m x 1.42m)

Re-fitted in three piece white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, panel bath with mixer tap and folding screen with independent shower unit fitted over, glass contour border tiling, double panel radiator, UPVC window to side aspect, ceramic tiled flooring.

**Outside**

There are surrounding lawns, prepared stocked and shrub flower borders with designated parking space for one vehicle.

**Tenure**

Freehold

Council Tax Band - B

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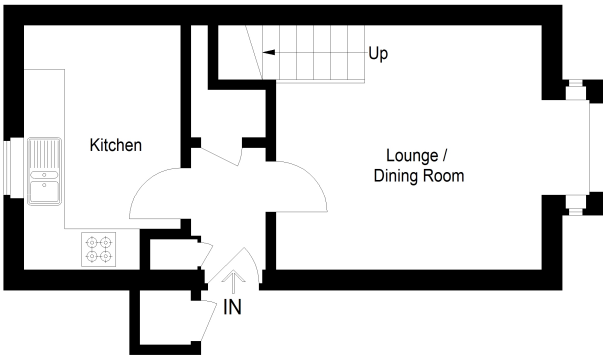
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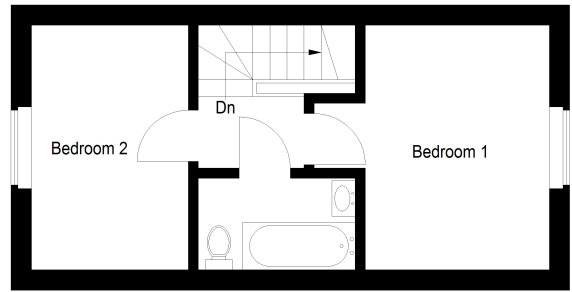
Freehold

Council Tax Band - B

Approximate Gross Internal Area = 55.9 sq m / 602 sq ft



Ground Floor



First Floor

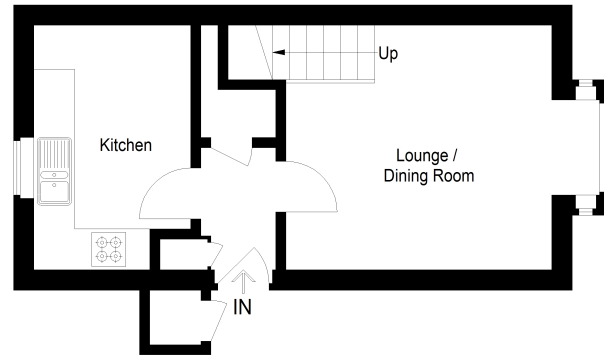
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1066257) Housepix Ltd



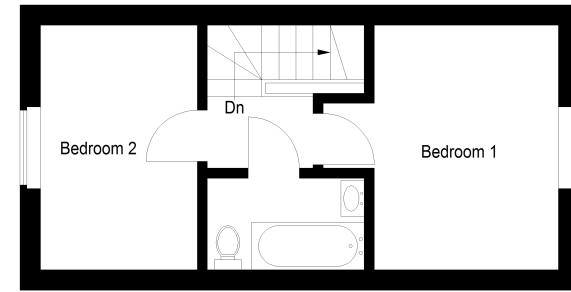
<b>Huntingdon</b> 60 High Street Huntingdon 01480 414800	<b>Kimbolton</b> 24 High Street Kimbolton 01480 860400	<b>St Neots</b> 32 Market Square St. Neots 01480 406400	<b>Mayfair Office</b> Cashel House 15 Thayer St, London 0870 1127099
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