



The Avenue, Godmanchester PE29 2AE

Guide Price £175,000

- Charming Mid Victorian Character Cottage
- One Double Bedroom
- First Floor Bathroom
- Quality Oak Kitchen
- Mature Garden
- Huge Scope For Improvement
- Close To River And Riverside Walks
- Meadow Views



Huntingdon 01480 414800
www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Oak Glazed Panel Door To

Sitting Room

12' 6" x 12' 1" (3.81m x 3.68m)

Hardwood double glazed picture window to front aspect, central brickwork feature fireplace with inset multi fuel burner and tiled hearth, TV point, telephone point, coving to ceiling, inner door to

Kitchen/Breakfast Room

12' 2" x 10' 3" (3.71m x 3.12m)

Fitted in a range of traditional Oak base and wall mounted cabinets with work surfaces and tiled surrounds, fixed display shelving, single drainer one and a half bowl stainless steel sink unit with mixer tap, under unit lighting, drawer units, ceramic tiled flooring, stairs to first floor, picture window to garden aspect, stable door to rear garden, understairs recess with appliance spaces, coving to ceiling.

First Floor Landing

Exposed timber floor boards, inner door to

Bedroom

12' 7" x 12' 2" (3.84m x 3.71m)

Hardwood double glazed window to front aspect, wall mounted gas convector heater, coving to ceiling.

Family Bathroom

10' 8" x 9' 5" (3.25m x 2.87m)

Window to rear aspect, fitted in a three piece avocado suite comprising low level WC, pedestal wash hand basin, shaver point, panel bath with hand mixer shower, timber floorboards, timber storage cupboard housing the water cylinder with timer and storage cupboard beneath, access to loft space, coving to ceiling.

Outside

To the rear there is a pleasantly arranged cottage garden with tegula block terrace and wrought iron gate to front aspect, unprepared borders and shrubs, greenhouse, walk in log store with a solid concrete base, Bramley Apple tree and the garden backs on to pleasant water meadow with some delightful riverside walks.

Buyers Information

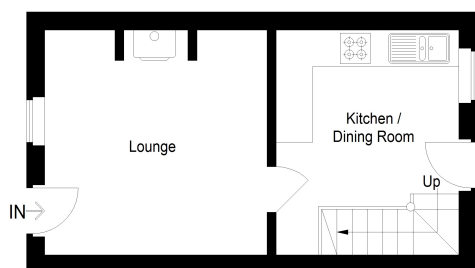
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

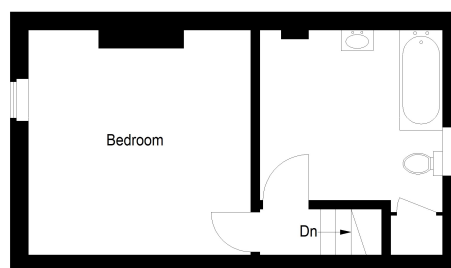
Freehold

Council Tax Band - A

Approximate Gross Internal Area
50.7 sq m / 546 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. (ID1289450)
Housepix Ltd



Huntingdon
60 High Street
Huntingdon
01480 414800

St Ives
10 The Pavement
St Ives
01480 460800

Kimbolton
24 High Street
Kimbolton
01480 860400

St Neots
32 Market Square
St. Neots
01480 406400

Peterborough
5 Cross Street
Peterborough
01733 209222

Bedford Office
66-68 St. Loyes St
Bedford
01234 327744

Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.