

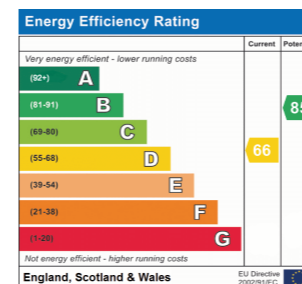


Windsor Road, Godmanchester PE29 2DD

OIEO £270,000



- Popular town location
- Ideal Family Home
- Three Bedrooms
- Kitchen And Utility Room
- Gas Radiator Heating
- Enclosed Rear Garden
- Single Garaging And Driveway
- Popular Town Location
- Offered With No Forward Chain



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Approximate Gross Internal Area (Including Garage)  
96.7 sq m / 1041 sq ft



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. (ID1094038)  
Housepix Ltd

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## Integral Storm Canopy Over

UPVC front door to

## Entrance Hall

13' 5" x 5' 11" (4.09m x 1.80m)

Double panel radiator, stairs to first floor, coats hanging area, coving to ceiling, understairs storage cupboard with shelving.

## Sitting Room

21' 6" x 13' 1" (6.55m x 3.99m)

Incorporating **Dining Area**. A light double aspect room with UPVC window to front and French doors accessing garden terrace to the rear, two double panel radiators, TV point, telephone point, coving to ceiling, central fireplace with exposed brickwork and gas fire point, glazed internal door to

## Kitchen

9' 8" x 7' 10" (2.95m x 2.39m)

Fitted in a traditional range of base and wall mounted cabinets with complementing work surfaces and tiling, appliance spaces, wall mounted gas fired central heating boiler serving hot water system and radiators, single drainer one and a half bowl resin sink unit with mixer tap, electric and gas cooker points, coving to ceiling, vinyl flooring, glazed internal door to

## Utility Room

12' 8" x 6' 0" (3.86m x 1.83m)

Glazed door and window to garden aspect, appliance spaces, panel work to ceiling, vinyl floor covering, internal door to

## Internal Garage

18' 8" x 8' 3" (5.69m x 2.51m)

Power, lighting, single up and over door.

## First Floor Landing

UPVC window to side aspect, access to insulated loft space, coving to ceiling.

## Bedroom 1

11' 11" x 11' 0" (3.63m x 3.35m)

UPVC window to rear aspect, double panel radiator, coving to ceiling,

## Bedroom 2

11' 2" x 10' 5" (3.40m x 3.17m)

UPVC window to front aspect, radiator, coving to ceiling.

## Bedroom 3

7' 6" x 7' 3" (2.29m x 2.21m)

Double panel radiator, coving to ceiling, UPVC window to front aspect.

## Family Bathroom

8' 2" x 7' 5" (2.49m x 2.26m)

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin, panel bath with independent shower unit fitted over, UPVC widow to rear aspect, airing cupboard housing hot water cylinder and shelving, vinyl floor covering.

## Outside

The front garden has gated access to a brick paviour driveway giving provision for one vehicle accessing the **Garage** as described. The front garden is lawned and enclosed by low picket fencing and mature hedging. The rear garden is pleasantly arranged with paved seating area, shaped lawns, stocked flower and shrub borders, timber shed and the garden is enclosed by a combination of panel fencing.

## Tenure

Freehold.

Council Tax Band - C

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