



Holmehill, Godmanchester PE29 2EX

Guide Price £195,000

- Well Presented Home
- Two Bedrooms
- Re-Fitted Sanitaryware
- UPVC Windows And Gas Central Heating
- Front And Rear Gardens
- Two Car Parking Spaces
- Ideal First Time Buy Or Buy To Let Opportunity



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Integral Storm Canopy Over

Wooden front door to

Entrance Hall

Laminate flooring, understairs storage cupboard, airing cupboard housing hot water cylinder and shelving.

Kitchen/Breakfast Room

11' 6" x 7' 3" (3.51m x 2.21m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, UPVC window to front aspect, double panel radiator, integral electric oven and induction hob with extractor fitted above, drawer units, single drainer sink unit with mixer tap, plumbing for automatic washing machine, ceramic tiled flooring.

Living Room

15' 5" x 11' 6" (4.70m x 3.51m)

UPVC bay window to front aspect, stairs to first floor, vertical contemporary radiator, TV point, telephone point.

First Floor Landing

Laminate flooring, concertina door to

Family Bathroom

Newly re-fitted in a contemporary three piece white suite comprising low level WC, panel bath with independent shower unit fitted over, extensive waterproof panelling and ceramic tiling, shelved display recess, surface mounted sink unit with mixer tap, LVT flooring, heated towel rail.

Bedroom 1

11' 6" x 11' 2" (3.51m x 3.40m)

UPVC window to front aspect, radiator.

Bedroom 2

11' 6" x 9' 10" (3.51m x 3.00m)

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

Outside

The property has an unusually large garden with a very pleasant enclosed mature front garden lawned with some prepared borders and ornamental shrubs. The lawns extend to the side and rear enclosed by low chain link fencing and there is an additional wildlife garden positioned to the front stocked with varieties of shrubs and wildflowers. there are designated parking spaces for two vehicles.

Buyers Information

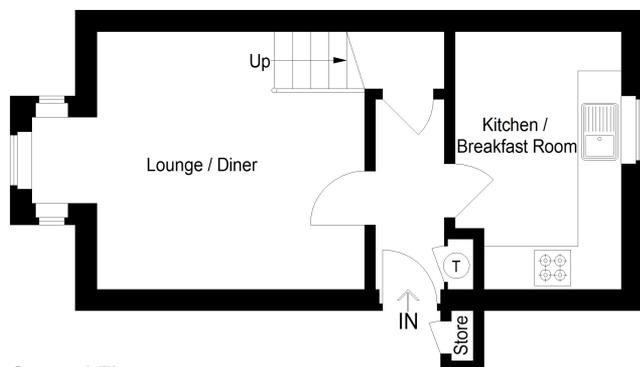
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a 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

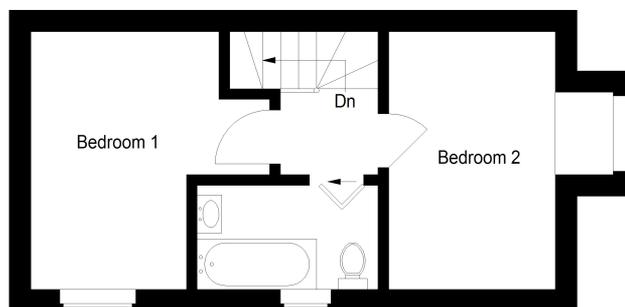
Freehold

Council Tax Band - B

Approximate Gross Internal Area
54.7 sq m / 589 sq ft



Ground Floor



First Floor

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, shapes and compass bearings before making any decisions reliant upon them. (ID1282699)

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