



Gumcester Way, Godmanchester PE29 2NZ

OIEO £325,000



- Offers Considered Between £325,000 and £330,000
- Immaculate Semi Detached Town House
- Three Double Bedrooms
- En Suite Shower Room
- Living Room And Study
- Kitchen/Family Room
- Benefiting From A Number Of Upgrades
- Covered Driveway And Off Road Parking
- Popular Location
- Excellent Transport Links

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Huntingdon
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Kimbolton
24 High Street
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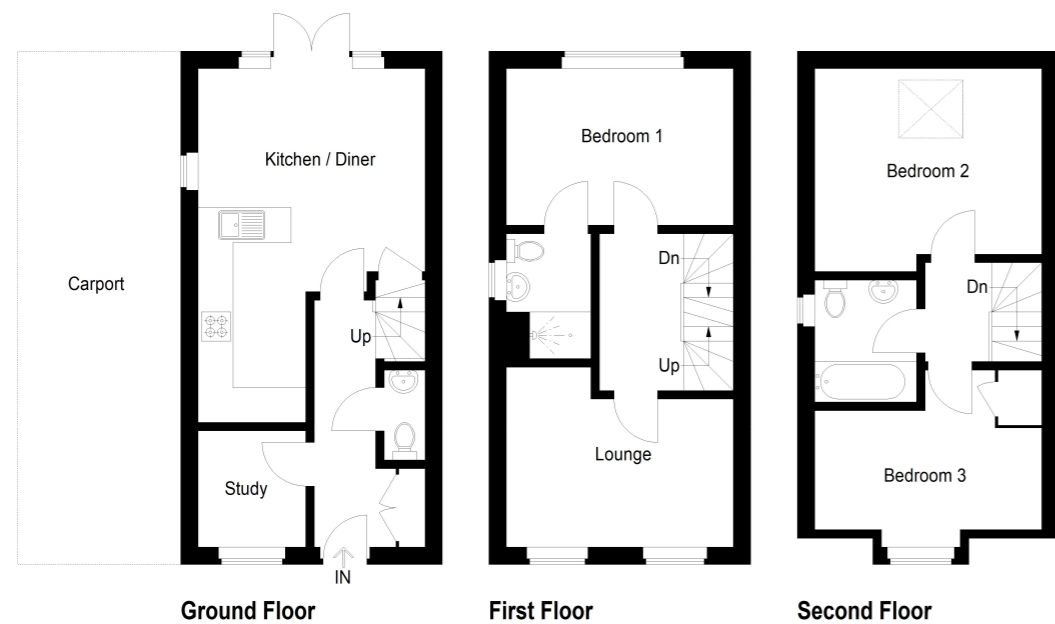
St Neots
32 Market Square
St. Neots
01480 406400

Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

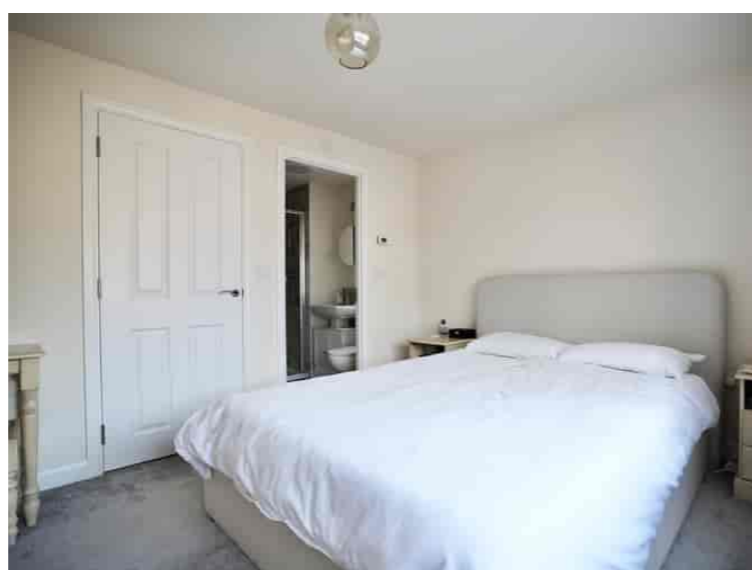
Huntingdon 01480 414800

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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. (ID1056257)
Housepix Ltd



Composite Double Glazed Door To

Entrance Hall

Wall mounted central heating control, radiator, double cupboard housing central heating boiler, wood effect flooring.

Study/Bedroom 4

8' 9" x 6' 9" (2.67m x 2.06m)

Double glazed window to front aspect, radiator, wood effect flooring.

Cloakroom

Fitted in a two piece suite comprising low level WC, wash hand basin, extractor fan, radiator, wood effect flooring.

Open Plan Kitchen/Dining/Family Room

20' 11" x 12' 9" (6.38m x 3.89m)

A double aspect room with double glazed windows to side and rear aspects, double glazed French doors to garden, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and up-stands, stainless steel one and a half bowl single drainer sink unit with mixer tap, a range of integrated appliances incorporating fridge freezer, dishwasher, washing machine, electric oven and hob with cooker hood over and stylish back plate, under unit lighting, wood effect flooring, understairs storage cupboard/pantry, radiator.

First Floor Landing

Stairs to second floor.

Living Room

12' 9" x 11' 9" (3.89m x 3.58m)

Double glazed window to front aspect, radiator.

Principal Bedroom

12' 9" x 10' 0" (3.89m x 3.05m)

Double glazed window to rear, radiator.

En Suite Shower Room

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, double shower cubicle with tiled surrounds, shaver point, radiator, wood effect flooring.

Second Floor Landing

Access to

Bedroom 2

12' 8" x 11' 7" (3.86m x 3.53m)

Velux window to rear aspect with fitted blind, radiator, sloping ceiling.

Bedroom 3

12' 8" x 8' 8" (3.86m x 2.64m)

Double glazed window to front aspect, radiator, sloping ceiling.

Family Bathroom

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath, complementing tiling, radiator, wood effect flooring.

Outside

To the front steps lead to the front door with cast iron railings and planting with a courtesy light and a small landscaped frontage with a covered driveway to the side of the property providing provision for two vehicles with electric fitting. Side gated access leads to the rear garden which is laid to lawn with garden shed and outside tap. The rear garden is fully enclosed.

Tenure

Freehold

Council Tax Band - D

There is an Estate Charge - TBC