

Bridge Place, Godmanchester PE29 2ER

£140,000

- Grade II Listed Mill Conversion
- One Bedroom Maisonette
- Accommodation Over Two Floors
- Living Room And Separate Kitchen
- Well Communal Gardens
- Allocated Parking Provision
- Walking Distance To Local Amenities And Town Centre
- Ideal First Time Purchase
- No Forward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		83
C (69-80)	68	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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Timber Glazed Door To

Living Room

12' 11" x 9' 4" (3.94m x 2.84m)

Window to front aspect, timber beam work, storage cupboard housing electric meter, understairs storage cupboard, wall mounted electric convector heater and electric storage heater.

Kitchen

Window to front aspect, fitted in a range of base and wall mounted units with complementing work surfaces and tiling, drawer units, stainless steel single drainer sink unit with mixer tap, space for electric cooker and space for larder fridge.

First Floor Landing

Access to

Bedroom

13' 2" x 8' 0" (4.01m x 2.44m)

Box bay window to front aspect, timber beam work, built in storage cupboard, electric convector heater.

Bathroom

Fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower over and shower screen, wall mounted electric heater, complementing tiling.

Outside

There are well kept communal gardens with allocated residents parking.

Buyers Information

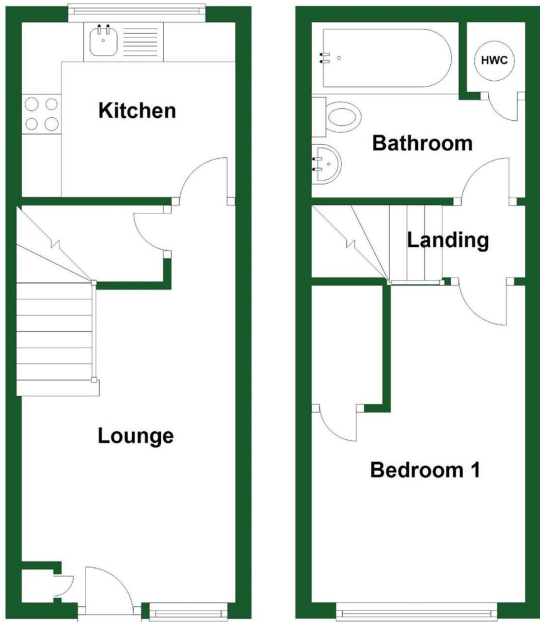
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a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

Share of Freehold - TBC

125 Year Lease - TBC

Maintenance Charge - TBC



Total area: approx. 39.2 sq. metres (421.4 sq. feet)

Huntingdon	St Ives	Kimbolton	St Neots	Peterborough	Bedford Office	Mayfair Office
60 High Street	10 The Pavement	24 High Street	32 Market Square	5 Cross Street	66-68 St. Loyes St	Cashel House
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