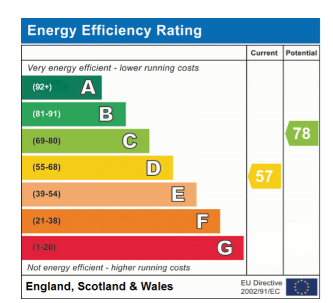




Field Walk, Godmanchester PE29 2DL

Guide Price £235,000

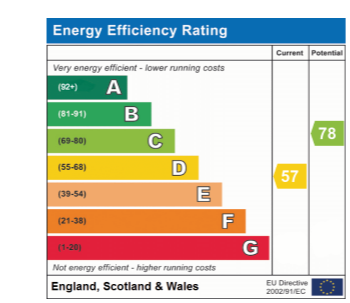
- Good Sized Family Home
- Three Bedrooms
- Re-Fitted Kitchen
- Downstairs Cloakroom
- Enclosed Rear Garden
- Hinchingbrooke School Catchment
- UPVC Windows
- No Chain And Vacant possession
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**Main Entrance Door To**

**Entrance Hall**

14' 6" x 5' 9" (4.42m x 1.75m)

Economy 7 storage heater, stairs to first floor, understairs recess, store and storage cupboard, inner door to

**Cloakroom**

Fitted in a two piece suite comprising low level WC, wash hand basin with tiling.

**Sitting Room**

16' 5" x 11' 5" (5.00m x 3.48m)

UPVC window to front aspect, Economy 7 storage heater, TV point, telephone point, coving to ceiling.

**Kitchen/Dining Room**

17' 7" x 10' 0" (5.36m x 3.05m)

UPVC window and door to garden aspect, re-fitted in a range of base and wall mounted units with work surfaces and tiling, drawer units, pan drawers, integral electric oven and ceramic hob with bridging unit and extractor fitted above, single drainer one and a half bowl stainless steel sink unit with mixer tap, appliance spaces, ceramic tiled flooring, coving to ceiling.

**First Floor Landing**

Access to insulated loft space, airing cupboard housing hot water cylinder and shelving, Economy 7 storage heater.

**Bedroom 1**

12' 0" x 11' 6" (3.66m x 3.51m)

UPVC window to rear aspect, Economy 7 storage heater, cupboard storage.

**Bedroom 2**

11' 10" x 11' 8" (3.61m x 3.56m)

Storage unit incorporating wardrobe and shelf space, UPVC window to front aspect, Economy 7 panel heater.

**Bedroom 3**

9' 1" x 7' 6" (2.77m x 2.29m)

Economy 7 storage heater, UPVC window to front aspect.

**Family Bathroom**

6' 5" x 6' 0" (1.96m x 1.83m)

Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, shaver point, UPVC window to garden aspect, electric wall heater, panel bath with independent shower unit fitted over.

**Outside**

The front garden is laid to lawn and enclosed with low picket fencing. The rear garden has a paved terrace, areas of lawn, timber shed and enclosed by panel fencing. Communal parking is positioned close by.

**Tenure**

Freehold

Council Tax Band - B

The property is subject to a private management charge of approximately £120 per annum

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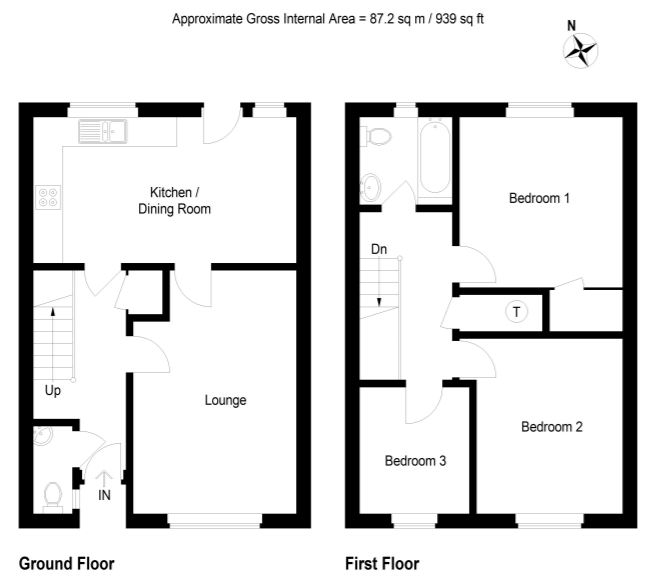
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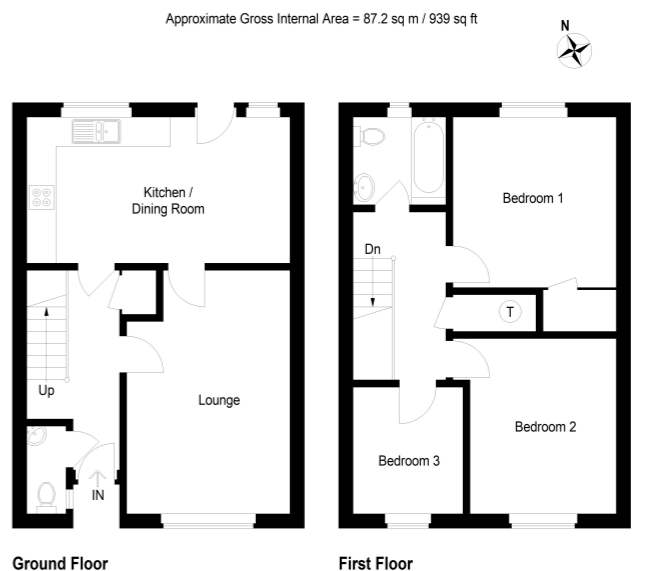
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1047468)  
Housepix Ltd



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<b>Huntingdon</b> 60 High Street Huntingdon 01480 414800	<b>Kimbolton</b> 24 High Street Kimbolton 01480 860400	<b>St Neots</b> 32 Market Square St. Neots 01480 406400	<b>Mayfair Office</b> Cashel House 15 Thayer St, London 0870 1127099
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