



Stokes Drive, Godmanchester PE29 2UU

Guide Price £265,000

- Desirable Estate Location
- Two Double Bedrooms
- UPVC Double Glazing
- Garage And Driveway
- Enclosed Rear Garden
- Close To Schools, Play Park And Shop

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		94
B (81-91)		
C (69-80)	80	
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		



Integral Storm Porch Over

Composite glazed panel door to

Entrance Hall

14' 2" x 7' 0" (4.32m x 2.13m)

Stairs to first floor, understairs storage cupboard, double panel radiator, laminate flooring, coats hanging area, central heating thermostat.

Cloakroom

7' 1" x 3' 3" (2.16m x 0.99m)

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling, double panel radiator, vinyl floor covering, timber panel work, extractor.

Kitchen

9' 10" x 8' 0" (3.00m x 2.44m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, UPVC window to front aspect, appliance spaces, wall mounted gas fired central heating boiler serving hot water system and radiators, drawer units, integral electric oven and gas hob with suspended extractor unit fitted above, under unit lighting, single drainer one and a half bowl stainless steel sink unit with mixer tap, space for fridge freezer, vinyl floor covering, double panel radiator.

Sitting Room

4.7m x 3.67m (15' 5" x 12' 0")

UPVC window to rear aspect and French doors to garden terrace to the rear, laminate flooring, TV point, telephone point, double panel radiator.

First Floor Landing

Access to insulated loft space.

Bedroom 1

15' 5" x 9' 10" (4.70m x 3.00m)

UPVC window to rear aspect, double panel radiator, triple wardrobe with hanging and storage.

Bedroom 2

15' 5" x 12' 3" (4.70m x 3.73m)

UPVC window to front aspect, double panel radiator, over-stairs storage cupboard, wardrobe recess

Family Bathroom

7' 11" x 6' 6" (2.41m x 1.98m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, panel bath with folding shower screen and independent shower unit fitted over, vinyl flooring, chrome heated towel rail, extractor, shaver point.

Outside

There is a **Single Garage** sitting adjacent to the property with parking for one vehicle. The rear garden is neatly arranged and landscaped with a raised paved terrace, areas of lawn, brick edged planter, timber shed and enclosed by a combination of panel fencing and outside lighting.

Tenure

Freehold

Council Tax Band - B



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, hapes and compass bearings before making any decisions reliant upon them. (ID1204221)
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