

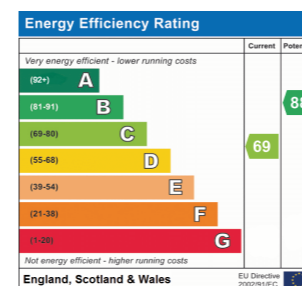


London Road, Godmanchester PE29 2HZ

Guide Price £280,000



- Non Estate End Terrace Home
- Three Bedrooms
- Kitchen/Dining Room
- Landscaped Gardens
- Garaging And Parking Provision
- Close To Godmanchester Centre
- Walking Distance Of River And Chinese Bridge
- Hinchingsbrooke School Catchment



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Approximate Gross Internal Area  
(Excluding Garage)  
71.9 sq m / 774 sq ft



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. (ID1016057)  
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## Panel Door To

### Entrance Hall

5' 4" x 2' 9" (1.63m x 0.84m)

Glazed internal door to

### Sitting Room

15' 4" x 12' 6" (4.67m x 3.81m)

UPVC window to front aspect, stairs to first floor with understairs recess, TV point, telephone point, coving to ceiling, central fireplace with moulded timber surround, granite hearth and inset Living Flame coal effect gas fire, bespoke understairs shelf unit, laminate flooring, glazed internal double doors access

### Kitchen/Breakfast Room

15' 4" x 12' 1" (4.67m x 3.68m)

UPVC window and French doors to garden terrace to the rear, space and plumbing for American style fridge freezer, double panel radiator, fitted in a range of base and wall mounted units finished in grey tones with tiled surrounds, inset stainless steel electric oven and gas hob with bridging unit and extractor fitted above, recessed lighting, single drainer stainless steel sink unit with directional mono bloc mixer tap, laminate flooring.

### First Floor Galleried Landing

Access to insulated loft space.

### Bedroom 1

10' 9" x 9' 3" (3.28m x 2.82m)

UPVC window to front aspect, double wardrobe with hanging and shelving.

### Bedroom 2

10' 5" x 8' 10" (3.17m x 2.69m)

Double wardrobe with hanging and shelving, UPVC window to rear aspect, single panel radiator.

### Bedroom 3

7' 8" x 6' 11" (2.34m x 2.11m)

UPVC window to front aspect, single panel radiator, desk unit, inner door to

### Family Bathroom

7' 5" x 6' 6" (2.26m x 1.98m)

Re-fitted in a contemporary three piece white suite comprising low level WC with concealed cistern, double ended panel bath with shower screen and independent overhead shower unit with hand mixer shower, UPVC window to rear aspect, display recesses, screened oversized shower enclosure with independent shower unit fitted over, chrome heated towel rail.

### Outside

The rear garden measures approximately 40' 4" x 17' 1" (12.29m x 5.21m) and is pleasantly arranged, hard landscaped with a raised paved terrace finished in natural stone, gated access to the side and a useful lean to **Shed/Storage**, timber constructed seat, integral planter and a **Single Garage** positioned to the rear en bloc with parking for one vehicle, outside lighting and power. The rear of the garden is utilised as an additional parking space. The garden is enclosed by a combination of panel fencing and offers a good degree of privacy.

### Tenure

Freehold

Council Tax Band - B



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