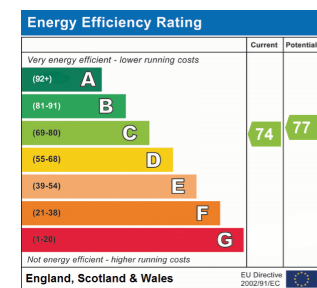




Kisby Avenue, Godmanchester PE29 2BZ

Guide Price £195,000

- Well Appointed Ground Floor Garden Flat
- Fitted Kitchen/Breakfast Room
- Re-Fitted Bathroom
- Recently Re-Decorated
- Well Presented Throughout
- Mature And Private Rear Garden
- Desirable Godmanchester Location
- Parking Close By
- Offered With No Forward Chain



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Huntingdon 01480 414800

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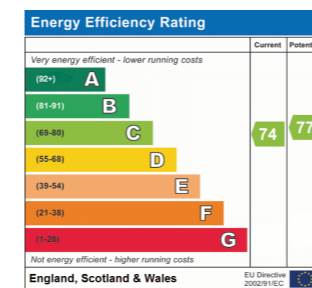
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## UPVC Double Glazed Front Door To

### Entrance Hall

Radiator, storage cupboard, inner access to

### Sitting Room

13' 9" x 12' 10" (4.19m x 3.91m)

UPVC window to front aspect, TV point, telephone point, picture rail, central fully functional fireplace, double panel radiator.

### Bedroom 1

12' 10" x 10' 10" (3.91m x 3.30m)

UPVC window to garden aspect, radiator.

### Bedroom 2

12' 2" x 9' 2" (3.71m x 2.79m)

UPVC window to front aspect, radiator.

### Family Bathroom

7' 10" x 7' 3" (2.39m x 2.21m)

Re-fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mono block mixer tap and tiling, panel bath with screen and independent shower unit fitted over with additional mixer tap, full ceramic tiling, chrome heated towel rail, UPVC window to garden aspect, ceramic tiled flooring.

## Kitchen/Breakfast Room

14' 1" x 12' 2" (4.29m x 3.71m)

Fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiling, UPVC window to garden aspect, UPVC door to **Rear Entrance Porch**, appliance spaces, single drainer resin sink unit with mixer tap, drawer units, electric cooker point, automatic dishwasher, ceramic tiled flooring.

### Rear Entrance Porch

Door to rear garden.

### Outside

There is communal parking positioned close by. The rear garden is private and mature measuring approximately 45' 0" x 40' 0" (13.72m x 12.19m) primarily lawned with some brick built stores, outside lighting and gated access to the front.

### Tenure

Leasehold

125 year lease issued in 1986

Management Charges approximately £35.00 per month inclusive of buildings insurance

Ground Rent £10 per annum approximately

Council Tax Band - A

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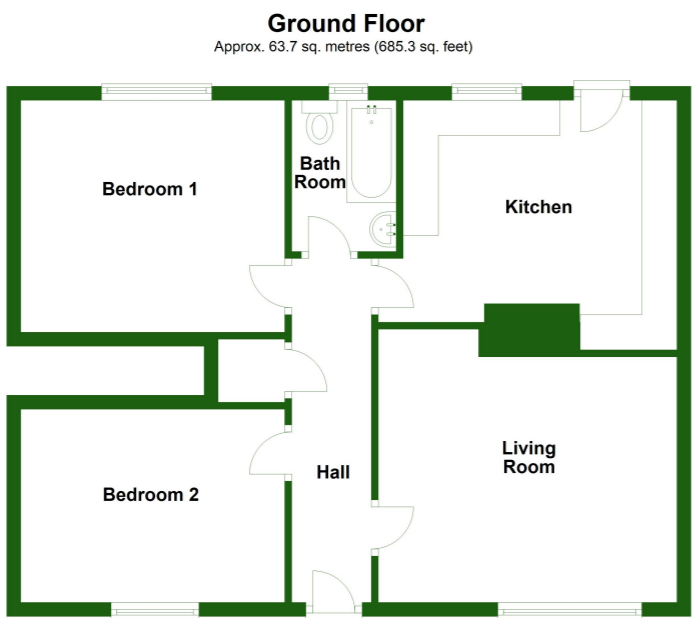
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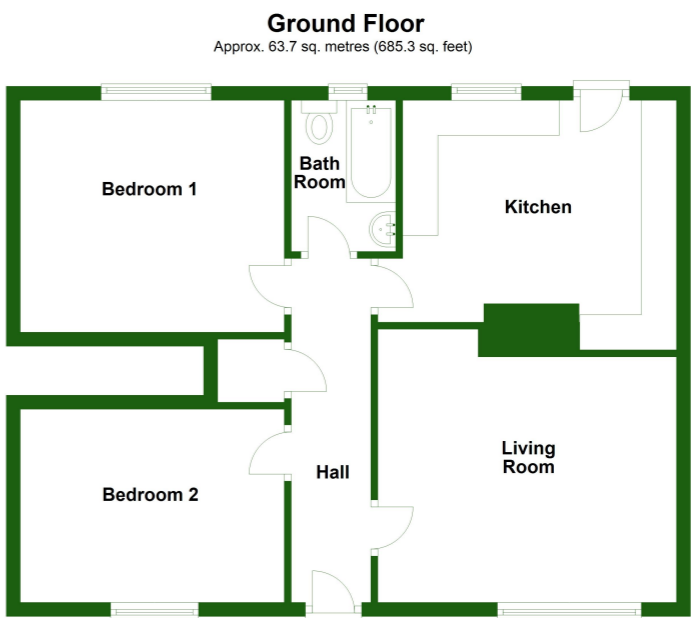
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Total area: approx. 63.7 sq. metres (685.3 sq. feet)



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