



Kisby Avenue, Godmanchester PE29 2BZ

Guide Price £189,995

- 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	74	77
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		

**Peter Lane & PARTNERS**  
Est. 1990

Huntingdon 01480 414800

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huntingdon@peterlane.co.uk

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.

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

Leasehold

125 year lease issued in 1986

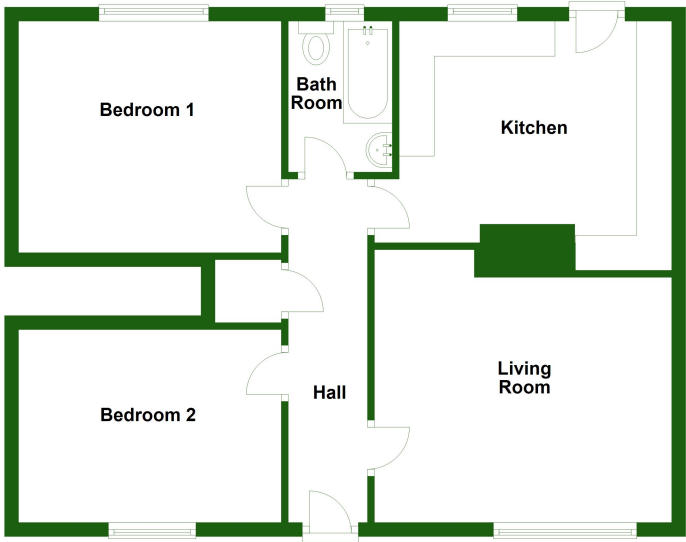
Management Charges approximately £35.00 per month inclusive of buildings insurance

Ground Rent £10 per annum approximately

Council Tax Band - A

Ground Floor

Approx. 63.7 sq. metres (685.3 sq. feet)



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

Huntingdon

60 High Street  
Huntingdon  
01480 414800

St Ives

10 The Pavement  
St Ives  
01480 460800

Kimbolton

24 High Street  
Kimbolton  
01480 860400

St Neots

32 Market Square  
St. Neots  
01480 406400

Peterborough

5 Cross Street  
Peterborough  
01733 209222

Bedford Office

66-68 St. Loyes St  
Bedford  
01234 327744

Mayfair Office

Cashel House  
15 Thayer St, London  
0870 1127099

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