



Bascraft Way, Godmanchester PE29 2EG

### Guide Price £200,000

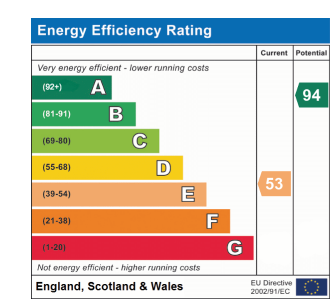
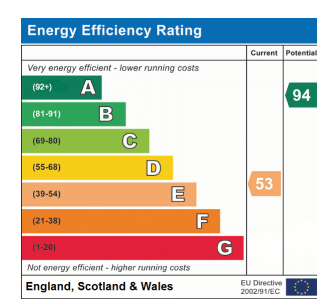
- Established Terraced Home
- Two Bedrooms
- Re-Furbishment Required
- Electric Heating
- Parking Provision
- An Ideal First Time Buy Or Investment Purchase
- No Chain And Vacant Possession



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### Glazed Panel Door To

### Entrance Hall

Stairs to first floor, window to front aspect, large understairs storage cupboard housing hot water cylinder and shelving.

### Sitting Room

15' 11" x 10' 6" (4.85m x 3.20m)  
A light double aspect room with window to front and French doors to garden terrace to the rear, Economy 7 storage heater, TV point, telephone point, open access to

### Kitchen

8' 11" x 6' 6" (2.72m x 1.98m)  
Fitted in a range of base and wall mounte3d units with work surfaces and tiling, electric cooker point, fixed display shelving, single drainer stainless steel sink unit, appliance spaces, drawer units, window to garden aspect, composite flooring.

### First Floor Landing

Access to insulated loft space.

### Bedroom 1

10' 6" x 10' 5" (3.20m x 3.17m)  
Window to rear aspect,

### Bedroom 2

8' 6" x 6' 7" (2.59m x 2.01m)  
Window to rear aspect.

### Family Bathroom

10' 6" x 4' 11" (3.20m x 1.50m)  
Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, window to front aspect, panel bath.

### Garden

The front garden is open plan lawn. The rear garden is neatly arranged with paved seating area, shaped lawns, a selection of ornamental trees and shrubs, pleasant and mature and not directly overlooked.

### Tenure

Freehold  
Maintenance Charge £150.00 per annum  
Council Tax Band - A

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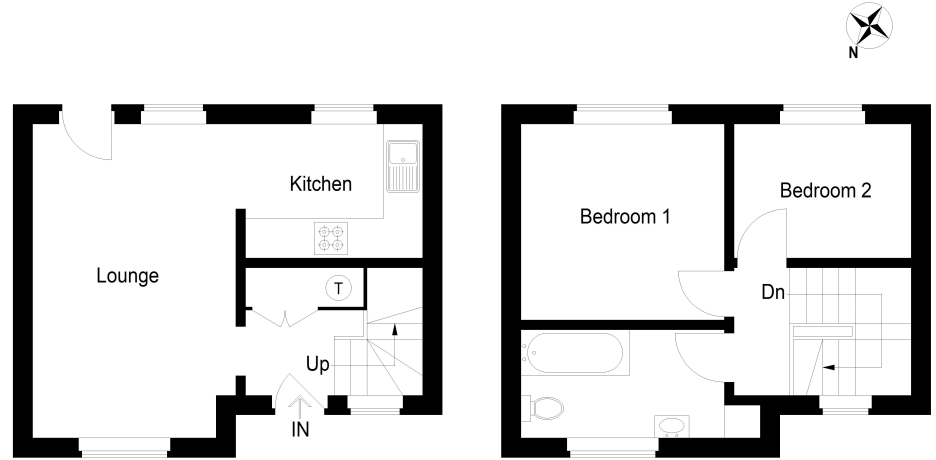
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Approximate Gross Internal Area = 53.9 sq m / 580 sq ft

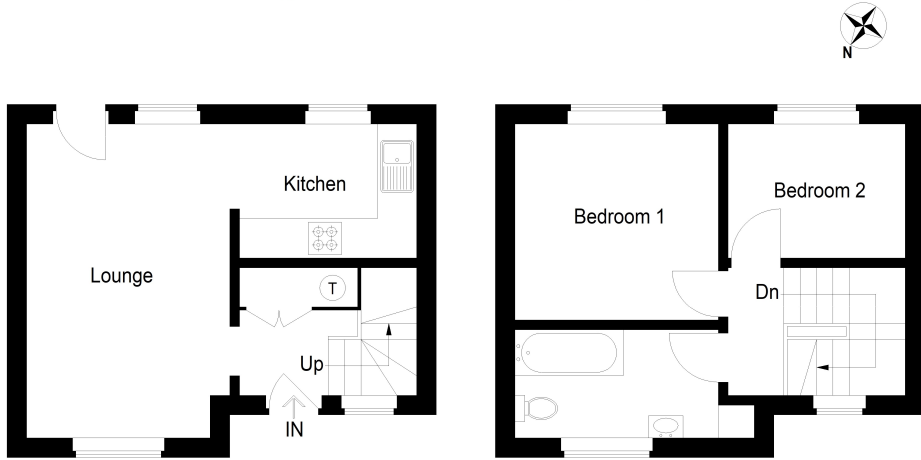


Ground Floor First Floor

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. (ID1039606) Housepix Ltd



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