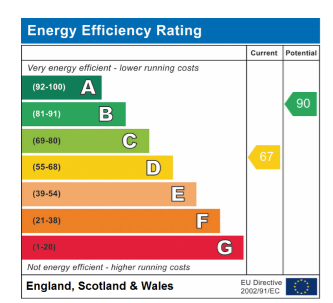




30 Holmehill, Godmanchester PE29 2EX

## Guide Price £185,000

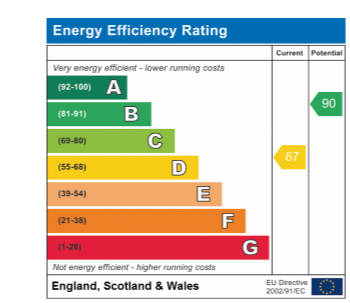
- Guide Price £185,000 - £190,000
- No Onward Chain
- Two Bedrooms
- UPVC Double Glazing
- Gas Radiator Central Heating
- Lawned Garden
- Designated Parking For Two Vehicles
- Ideal First Time Buy Or Investment Opportunity
- Set In Popular Village Estate



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## UPVC Double Glazed Front Door Accessing

### Entrance Hall

7' 11" x 3' 5" (2.41m x 1.04m)

Understairs storage cupboard, central heating thermostat, fitted cupboard housing gas fired central heating boiler and inner door to

### Kitchen

11' 11" x 6' 7" (3.63m x 2.01m)

UPVC window to front aspect, single drainer stainless steel sink unit and mixer tap, appliance spaces, electric and gas cooker points, fitted range of base and wall mounted units with work surfaces and tiling, drawer units, vinyl floor covering, tiled surrounds.

### Sitting Room

14' 10" x 12' 10" (4.52m x 3.91m) measured into Bay window to the front

UPVC window, double panel radiator, TV and telephone points, stairs to the first floor.

## First Floor Galleried Landing

## Family Bathroom

7' 10" x 4' 8" (2.39m x 1.42m)

Fitted in a three piece dove grey suite comprising low level WC, pedestal wash hand basin, panel bath with hand mixer independent shower fitted over, extensive tiling, single panel radiator and UPVC window to front aspect.

### Bedroom 1

11' 9" x 11' 1" (3.58m x 3.38m)

UPVC window to front aspect, single panel radiator.

### Bedroom 2

11' 10" x 6' 8" (3.61m x 2.03m)

UPVC window to front aspect, single panel radiator and access to insulated loft space.

## Outside

An open plan area of lawn, neatly tended flower beds, gravel standing and outside shed. Designated parking for two vehicles.

## Tenure

Freehold

Council Tax Band B

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