

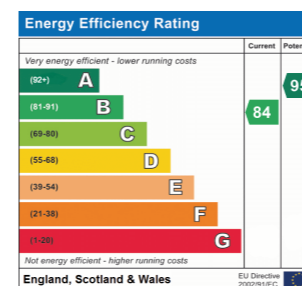


Sursham Avenue, Godmanchester PE29 2PF

£350,000



- Presented To Show Home Condition
- Double Fronted Semi Detached Home
- Three Good Sized Bedrooms
- En Suite And Family Bathroom
- Cloakroom And Utility Room
- Lounge And Kitchen/Dining Room
- Off Road Parking
- Excellent Transport Links
- Highly Sought After Location
- Benefiting From An NHBC Guarantee



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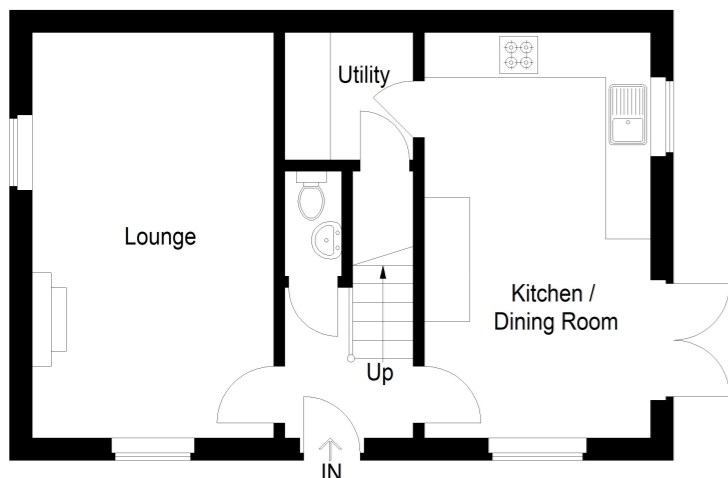
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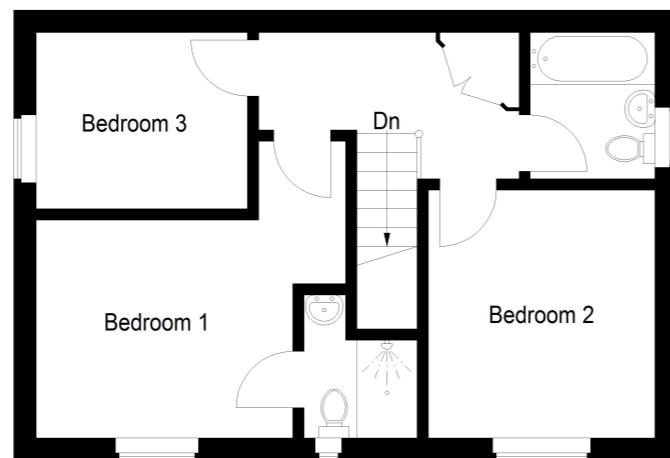
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Approximate Gross Internal Area
89.1 sq m / 959 sq ft



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. (ID1087969)
Housepix Ltd



Composite Entrance Door To

Entrance Hall

Stairs to first floor, thermostat for central heating, radiator, wood effect flooring, door to

Lounge

17' 8" x 10' 6" (5.38m x 3.20m)

A double aspect room with double glazed windows to front and side aspects, two radiators, central feature stone fireplace with inset electric fire.

Cloakroom

Fitted in a white two piece suite comprising low level WC, wash hand basin, complementing tiling, radiator, extractor fan, wood effect flooring.

Kitchen/Dining Room

17' 9" x 9' 5" (5.41m x 2.87m)

A double aspect room with windows to front and side aspects, double glazed French doors to side aspect, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and up-stands, stainless steel single drainer sink unit with mixer tap, integrated electric oven and gas hob with splashback and extractor hood over, integrated fridge freezer and dishwasher, under unit lighting, radiator, concealed wall mounted cupboard, wood effect flooring.

Utility Room

5' 6" x 5' 5" (1.68m x 1.65m)

Fitted in a range of base and wall mounted units with complementing work surface and up-stands, space and plumbing for washing machine, space for tumble dryer, understairs storage cupboard, heated towel rail, extractor fan, wood effect flooring.

First Floor Landing

Radiator, access to loft space, double storage cupboard.

Bedroom 1

14' 11" x 10' 2" (4.55m x 3.10m)

Double glazed window to front aspect, radiator, central heating thermostat.

En Suite Shower Room

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, double shower cubicle with shower unit over, complementing tiling, heated towel rail, extractor fan, tiled effect flooring.

Bedroom 2

10' 9" x 9' 7" (3.28m x 2.92m)

Double glazed window to front aspect, radiator, over-stairs cupboard.

Bedroom 3

8' 9" x 7' 4" (2.67m x 2.24m)

Double glazed window to side aspect, radiator.

Family Bathroom

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over and shower screen, complementing tiling, heated towel rail, extractor fan, tiled effect flooring.

Outside

The front garden is landscaped with borders and path to entrance door. The rear garden has a patio seating area, laid to lawn with borders, outside socket, water feature, two garden sheds, side gated access to the off road parking, outside tap and enclosed by brick walling and panel fencing.

Agents Note

Once the site is finished there will be an estate charge to pay. The amount is still to be confirmed.

Tenure

Freehold

Council Tax Band - C



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