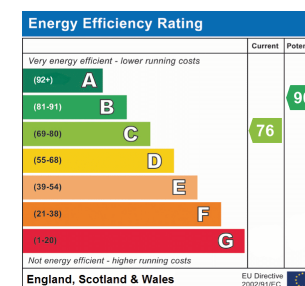




Dove House Close, Godmanchester PE29 2DY

£325,000

- Semi Detached Family Home
- Three Bedrooms
- Re-Fitted Kitchen/Dining Room
- Modern Family Bathroom
- Great Sized Enclosed Rear Garden
- Garage And Off Road Parking
- Walking Distance To Local Schools And Amenities
- Sought After Riverside Village
- Ideal First Time Purchase



Peter Lane & PARTNERS
EST 1990

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01480 414800

Kimbolton
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Kimbolton
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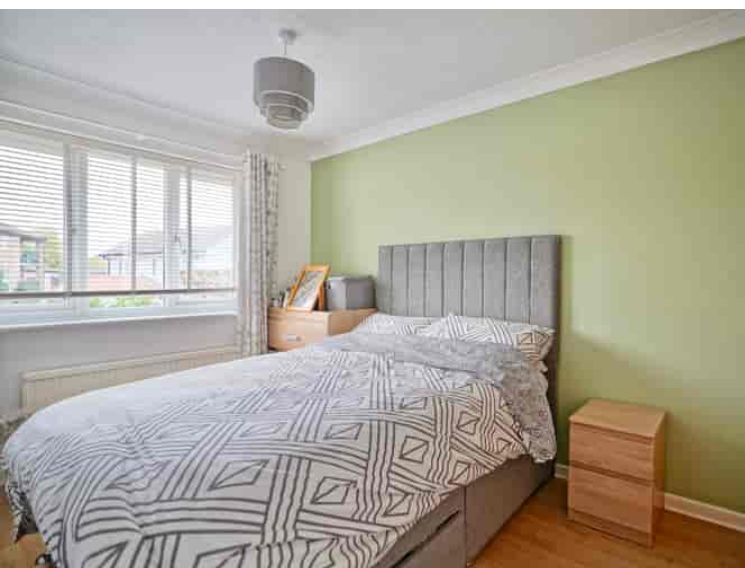
huntingdon@peterlane.co.uk

Approximate Gross Internal Area = 80.5 sq m / 866 sq ft
Garage = 12.5 sq m / 135 sq ft
Total = 93.0 sq m / 1001 sq ft



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. (ID1141781)
Housepix Ltd

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Storm Porch Over

UPVC double glazed door to

Entrance Hall

Double glazed window to side aspect, stairs to first floor, wood effect flooring.

Living Room

16' 0" x 11' 2" (4.88m x 3.40m)

A double aspect room with double glazed box bay window to front and double glazed window to side aspect, two radiators, wood effect flooring.

Kitchen/Dining Room

15' 9" x 11' 9" (4.80m x 3.58m)

Double glazed window and double glazed sliding patio doors to rear, re-fitted in a range of base and wall mounted units with complementing work surface, drawer units, single drainer sink unit with mixer tap, space for fridge freezer, integrated electric oven and electric hob with stainless steel back plate and cooker hood over, space and plumbing for washing machine, understairs storage cupboard, radiator, coving to ceiling, recessed downlighters, two radiators, wood effect flooring.

First Floor Landing

Access to loft space, cupboard housing central heating boiler.

Bedroom 1

11' 11" x 9' 7" (3.63m x 2.92m)

Double glazed window to rear aspect, coving to ceiling, built in wardrobes, radiator, laminate flooring.

Bedroom 2

11' 11" x 8' 3" (3.63m x 2.51m)

A double aspect room with double glazed windows to front and side aspects, radiator.

Bedroom 3

7' 9" x 7' 4" (2.36m x 2.24m)

Double glazed window to front aspect, radiator.

Family Bathroom

Double glazed window to rear aspect, fitted in a modern three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with mixer shower attachment over and shower screen, complementing tiling, recessed downlighters, extractor fan, chrome heated towel rail.

Outside

The front garden is landscaped to stone with a drive way providing off road parking for two to three vehicles leading to the **Single Garage** with up and over door and personal door to the side. The rear garden is laid to lawn with two seating areas, flower and shrub borders, trees, outside tap and lighting.

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

Freehold

Council Tax Band - C

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