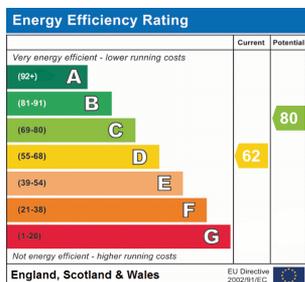




Bridge Place, Godmanchester PE29 2ES

£225,000

- Rarely Available Two Storey Maisonette
- Three Good Sized Bedrooms
- Excellent Sized Lounge And Separate Dining Area
- Modern Kitchen
- Modern Ground Floor Cloakroom And First Floor Bathroom
- Two Balconies
- Garage En Bloc And Parking
- Spectacular Riverside Views
- Long 999 Year Lease From 1982
- No Forward Chain



Panel Door Accesses

Entrance Hall

Electric heater, stairs to first floor.

Cloakroom

Fitted in a two piece suite comprising low level WC, vanity wash hand basin, complementing tiling, electric heater.

Kitchen

11' 6" x 8' 6" (3.51m x 2.59m)

Fitted in a modern range of base and wall mounted units, drawer units with complementing work surfaces and tiling, stainless steel single drainer sink unit, integrated electric oven with extractor hood over, space and plumbing for washing machine.

Dining Area

11' 7" x 9' 6" (3.53m x 2.90m)

French doors opening to **Balcony**, opening to

Lounge

15' 1" x 11' 2" (4.60m x 3.40m)

River views, beamwork to ceiling, electric heater.

First Floor Landing

Electric heater, access to

Bedroom 1

15' 7" x 11' 2" (4.75m x 3.40m)

Views over the river.

Bedroom 2

11' 7" x 9' 6" (3.53m x 2.90m)

Window to river aspect.

Bedroom 3

8' 6" x 8' 6" (2.59m x 2.59m)

French doors to balcony.

Family Bathroom

Fitted in a white three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over and shower screen, complementing tiling, window to front aspect.

Outside

There is designated parking and additional parking to the front of the **Single Garage** which is located on bloc with up and over door. There are beautiful communal gardens with river frontage.

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

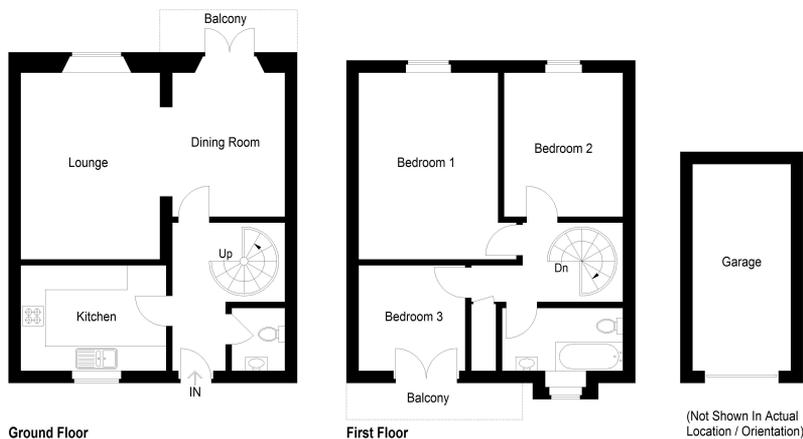
Leasehold/Share of Freehold

999 year lease from 1982

Service Charge - £1,400 per annum

Council Tax Band - C

Approximate Gross Internal Area (Excluding Garage)
96.3 sq m / 1037 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. (ID1283192)

Housepix Ltd

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EST 1990

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Huntingdon

01480 414800

St Ives

10 The Pavement

St Ives

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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

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Bedford

01234 327744

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