

Bridge Place, Godmanchester PE29 2ER

Guide Price £135,000

- Appealing Riverside Maisonette
- Re-Fitted Kitchen
- Re-Fitted First Floor Bathroom
- Convenient Walking Distance To Town Centre, Bus Station And Railway Station
- Beautiful Field And Riverside Views
- Can Be Sold Fully Furnished
- Residents Private Parking
- First Time Buy Or Buy To Let Purchase
- No Forward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	76	80
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		



Huntingdon 01480 414800

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Panel Door To

Sitting Room

12' 11" x 9' 5" (3.94m x 2.87m)

Window to front aspect, exposed structural timberwork, understairs storage cupboard, stairs to first floor, Economy 7 storage heater and independent electric heater, TV point, telephone point, inner door to

Kitchen

8' 10" x 7' 3" (2.69m x 2.21m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, arch picture window to front aspect, single drainer sink unit with mixer tap, integral electric oven and ceramic hob with extractor fan over, vinyl floor covering.

Bedroom

13' 2" x 8' 0" (4.01m x 2.44m)

Enjoying field views and views over the backwater, wardrobe/storage cupboard, electric convector heater, exposed beam-work.

Family Bathroom

Re-fitted in a three piece white suite comprising low level WC, panel bath with folding screen and Triton power shower over, electric convector heater, pedestal wash hand basin with tiling, airing cupboard housing stainless steel constant pressure water tank, vinyl floor covering.

Outside

The flat stands in well maintained riverside communal grounds with designated parking provision for residents only. Visitor parking is available in the adjacent public car park.

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.

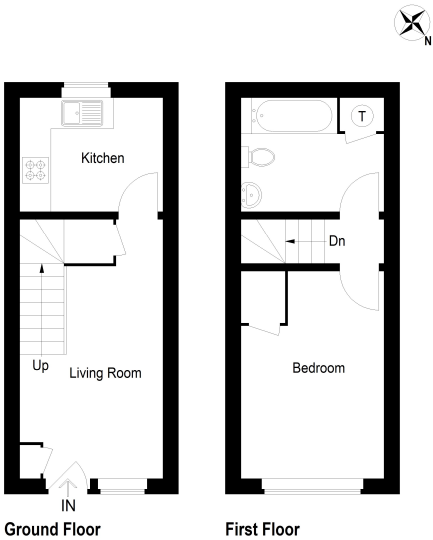
Agents Note

There is a communal coin operated launderette within the building.
No Pets Allowed.

Tenure

Leasehold With Share of Freehold
999 years from 1982
Maintenance Charge - approximately £300.00 per quarter
Council Tax Band - A

Approximate Gross Internal Area = 40.6 sq m / 437 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. (ID1206858)
Housepix Ltd



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