



8 The Avenue, Godmanchester PE29 2AE

## Guide Price £175,000

- Charming Mid Victorian Character Cottage
- One Double Bedroom
- First Floor Bathroom
- Quality Oak Kitchen
- Mature Garden
- Huge Scope For Improvement
- Close To River And Riverside Walks
- Meadow Views



## Oak Glazed Panel Door To

### Sitting Room

12' 6" x 12' 1" (3.81m x 3.68m)

Hardwood double glazed picture window to front aspect, central brickwork feature fireplace with inset multi fuel burner and tiled hearth, TV point, telephone point, coving to ceiling, inner door to

### Kitchen/Breakfast Room

12' 2" x 10' 3" (3.71m x 3.12m)

Fitted in a range of traditional Oak base and wall mounted cabinets with work surfaces and tiled surrounds, fixed display shelving, single drainer one and a half bowl stainless steel sink unit with mixer tap, under unit lighting, drawer units, ceramic tiled flooring, stairs to first floor, picture window to garden aspect, stable door to rear garden, understairs recess with appliance spaces, coving to ceiling.

### First Floor Landing

Exposed timber floor boards, inner door to

### Bedroom

12' 7" x 12' 2" (3.84m x 3.71m)

Hardwood double glazed window to front aspect, wall mounted gas convector heater, coving to ceiling.

## Family Bathroom

10' 8" x 9' 5" (3.25m x 2.87m)

Window to rear aspect, fitted in a three piece avocado suite comprising low level WC, pedestal wash hand basin, shaver point, panel bath with hand mixer shower, timber floorboards, timber storage cupboard housing the water cylinder with timer and storage cupboard beneath, access to loft space, coving to ceiling.

### Outside

To the rear there is a pleasantly arranged cottage garden with tegula block terrace and wrought iron gate to front aspect, unprepared borders and shrubs, greenhouse, walk in log store with a solid concrete base, Bramley Apple tree and the garden backs on to pleasant water meadow with some delightful riverside walks.

### Buyers Information

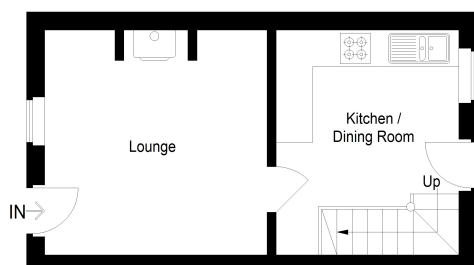
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### Tenure

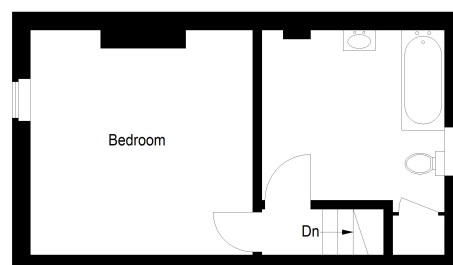
Freehold

Council Tax Band - A

Approximate Gross Internal Area  
50.7 sq m / 546 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. (ID1289450)  
Housepix Ltd



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