



Pipers Lane, Godmanchester, Huntingdon, PE29 2JN

End Terraced House - 3 Bedrooms - Kitchen & Lounge/Diner - Bathroom & Ground Floor WC - Enclosed Rear Garden - Garage & Driveway - Call To View (01354) 696700

£290,000



Ground Floor

Entrance Hall

Double glazed entrance door, double glazed window to front, window to side, single radiator, tiled flooring, stairs to first floor, door to:

Lounge/Dining Room

6.96m (22'8") x 4.20m (13'7")
Double glazed window to front, under-stairs storage cupboard, fireplace, two single radiators, laminate flooring, door to:

Kitchen

3.13m (10'3") x 2.69m (8'9")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in four ring electric hob with extractor hood over, double glazed window to rear, single radiator, tiled flooring and double glazed door to garden.

Rear Lobby

Door to rear garden and sliding door to:

WC

Double glazed window to rear, fitted with corner wall mounted wash hand basin with tiled splashbacks and WC, single radiator and vinyl flooring.

First Floor

Landing

Stairs to ground floor, storage cupboard and doors to:

Bedroom 1

3.53m (11'7") x 3.47m (11'5")
Double glazed window to rear and single radiator.

Bedroom 2

3.42m (11'3") x 3.53m (11'7")
Double glazed window to front and single radiator.

Bedroom 3

2.28m (7'6") x 2.13m (7')
Double glazed window to front and single radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment over and shower curtain, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear and vinyl flooring.

Outside

The hedged front garden is mainly laid to lawn while the enclosed low maintenance rear garden consists of patio area and gravelled area with a rear gate giving access to the off road parking and single garage.

EPC Rating: D



Call to arrange a viewing **01354 696700** **TPayne & Co**
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.