



HARVEY ROBINSON

£175,000

14 Buttermel Close

Godmanchester, PE29 2JU



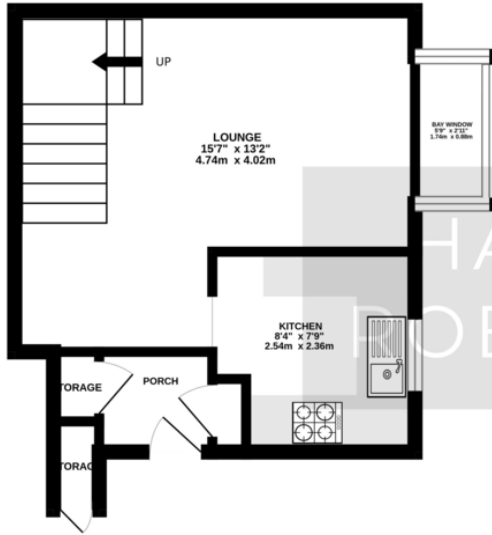
## PROPERTY SUMMARY

Harvey Robinson Estate Agents in Huntingdon are delighted to bring to market this Two Bedroom Cluster Home in the popular town of Godmanchester. This offers an entrance hall, kitchen, lounge/diner to the ground floor and two double bedrooms & bathroom to the first floor. Other benefits include allocated parking space directly outside of the property, communal garden space to the front of the property, UPVC double glazing, gas central heating and is offered with no onward chain. This property would benefit from some modernisation and would make the ideal investment property to rent out or a first time buyer home. For further information or to arrange a viewing, please contact our Huntingdon office.

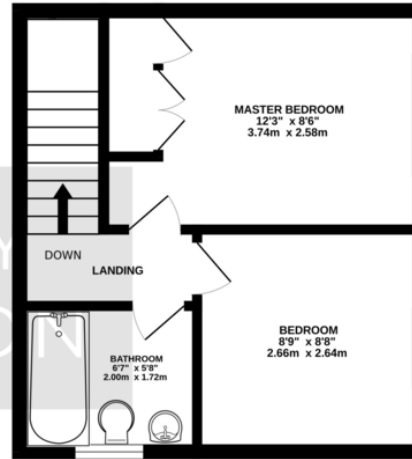




GROUND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 sq.m.) approx.  
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## FAQs

Tenure: Freehold  
Council Tax Band: A  
Vendors Onward Chain: No chain  
Age of Property: 1983  
Water Meter: Yes  
What3Words Location:  
///movements.sculpture.guilty

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		91
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

HARVEY ROBINSON

### OFFICE ADDRESS

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### CONTACT

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