



- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen/Dining Room
- Utility and Cloakroom
- In Need of Modernisation
- Enclosed Rear Garden
- No Forward Chain
- Located in the Heart of the Village

## PINFOLD LANE, GODMANCHESTER

3 2 2 EPC TBC

## NO FORWARD CHAIN ## Check out this three bedroom semi detached home located in the heart of the popular village of Godmanchester, close to the river, schools and great commuter links. The property is in need of modernisation and will be excellent for a buyer who wants to add their own stamp! Accommodation comprises entrance hall, living room, family room/bedroom four, kitchen/dining room, utility, cloakroom, three bedrooms, bathroom and separate WC. The property also benefits from an enclosed rear garden and parking on the driveway for two cars. You are just steps away from the River Great Ouse, offering idyllic river walks and also being very close to the local amenities of this ever popular village.

GUIDE PRICE  
**£280,000**

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Written quotations available on request. All loans secured on property. Life assurance is usually required.





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## GROUND FLOOR

### ENTRANCE HALL

8' 4" x 3' 8" (2.54m x 1.12m)

### SITTING ROOM

21' 1" x 11' 0" (6.43m x 3.35m)

### KITCHEN/DINING ROOM

17' 1" x 12' 2" (5.21m x 3.71m)

### FAMILY ROOM/BEDROOM FOUR

14' 9" x 7' 8" (4.5m x 2.34m)

### UTILITY ROOM

### CLOAKROOM

## FIRST FLOOR

### BEDROOM ONE

10' 10" x 9' 10" (3.3m x 3m)

### BEDROOM TWO

11' 2" x 10' 6" (3.4m x 3.2m)

### BEDROOM THREE

7' 10" x 7' 2" (2.39m x 2.18m)

### BATHROOM

### CLOAKROOM

## OUTSIDE

### FRONT

The front of the property is open plan and mainly laid to driveway with parking for two/three cars. Mature flower beds and hedging. Side gated access to side porch and rear garden.

### REAR

The rear garden is enclosed by timber fencing and mainly laid to lawn with space for two timber sheds. Paved patio area.

## NOTE TO PURCHASERS

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