



London Road, Godmanchester Huntingdon
Offers in Excess of £280,000 **Freehold**

**Sharman
Quinney**

Key Features



- THREE BEDROOM END OF TERRACED FAMILY HOME
- 15'4 KITCHEN/DINNING ROOM
- SINGLE GARAGE AND OFF ROAD PARKING
- REFITTED BATHROOM WITH SEPARATE SHOWER
- 15'4 LOUNGE

Storm Porch with hardwood entrance door leading into:

LOUNGE: 4.67m x 3.85m (15'4" x 12'7"). UPVC double glazed window to the front. Wood effect laminate floor, radiator, fireplace, under stair storage, TV and telephone points. Carpeted staircase to the first floor storage recess under. Double doors to:

KITCHEN/DINING ROOM: 4.67m x 3.50m (15'4" x 11'6"). Re-fitted matching range of base, wall and drawer units with complementary work surfaces. Stainless steel single drainer sink unit with swan neck mixer tap and ceramic tiled surround. Plumbing for washing machine, space for fridge/freezer. Built-in electric fan assisted oven and four ring hob with extractor hood over. Wood



effect laminate floor, radiator. UPVC double glazed window to the rear. UPVC double glazed French doors leading out to the rear garden.

FIRST FLOOR LANDING: Double doors to cupboard housing the wall mounted combination gas boiler with hanging space. Access to the loft space. Doors off to:

BEDROOM 1: 3.18m x 2.74m (10'5" plus storage x 9'0" into door recess). UPVC double glazed window to the rear. Built-in double wardrobe with sliding doors, hanging rail and overhead storage. Radiator, telephone point.

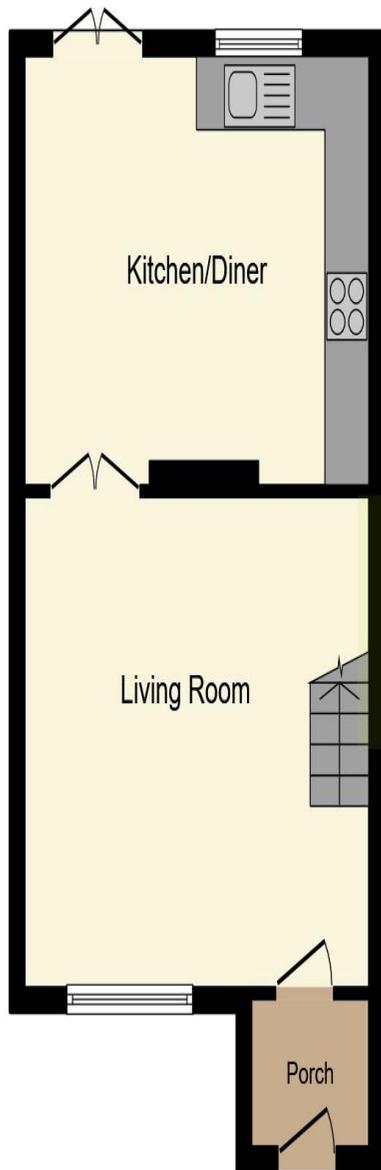
BEDROOM 2: 3.26m x 2.56m (10'8" plus storage x 8'5"). UPVC double glazed box bay window to the front. Built-in double wardrobe with sliding doors, hanging rails and overhead storage. Radiator.

BEDROOM 3: 2.10m x 2.30m (8'8" x 10'4") UPVC double glazed window to the front, telephone point.

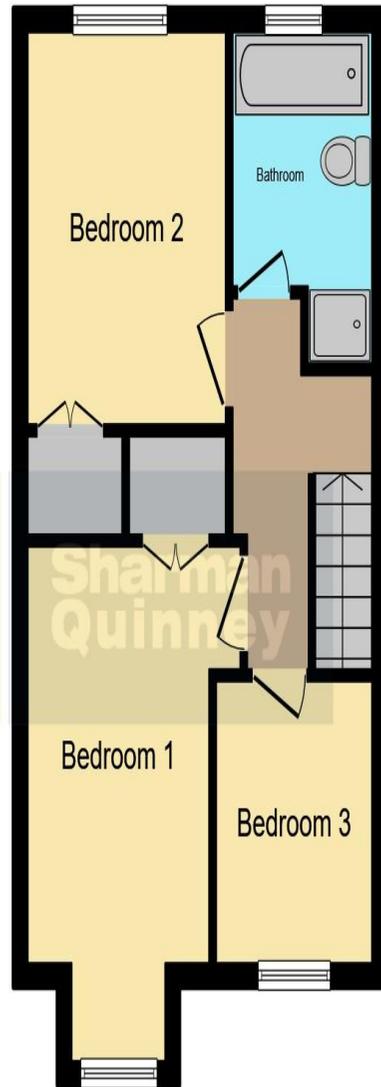
BATHROOM: Re-fitted four piece suite with its updated boiler and water tank, comprising low level wc, pedestal wash hand basin and panelled bath with power shower over. Ceramic tiled surrounds, radiator. Obscure UPVC double glazed window to the rear.

OUTSIDE: The mature front garden has a variety of shrubs with a pathway to the entrance door

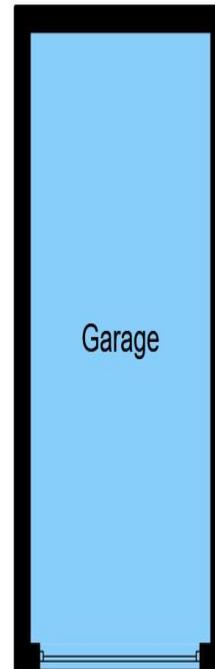




Ground Floor



First Floor



Garage

and is enclosed by hedging. An extensive gravelled driveway to the side provides off-road parking and leads to the single garage with a metal up and over in a block of four to the rear of the property.

Gated access to the side leads to the established rear garden with its raised flowerbeds, patio area and lawn with a large storage area to the side of the property. The garden is enclosed by panelled fencing to rear and sides.

To view this property call Sharman Quinney on:
01480 271214

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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