



Saxon Close, Godmanchester Huntingdon
£330,000 Freehold

**Sharman
Quinney**

Key Features



- Three Double Bedrooms
- Enclosed garden with double power socket with hot cold taps.
- Garage in en-bloc and driveway for multiple cars with single power socket and light fitting at front of property
- Well-presented and modern throughout with new fascia's, soffits and guttering.

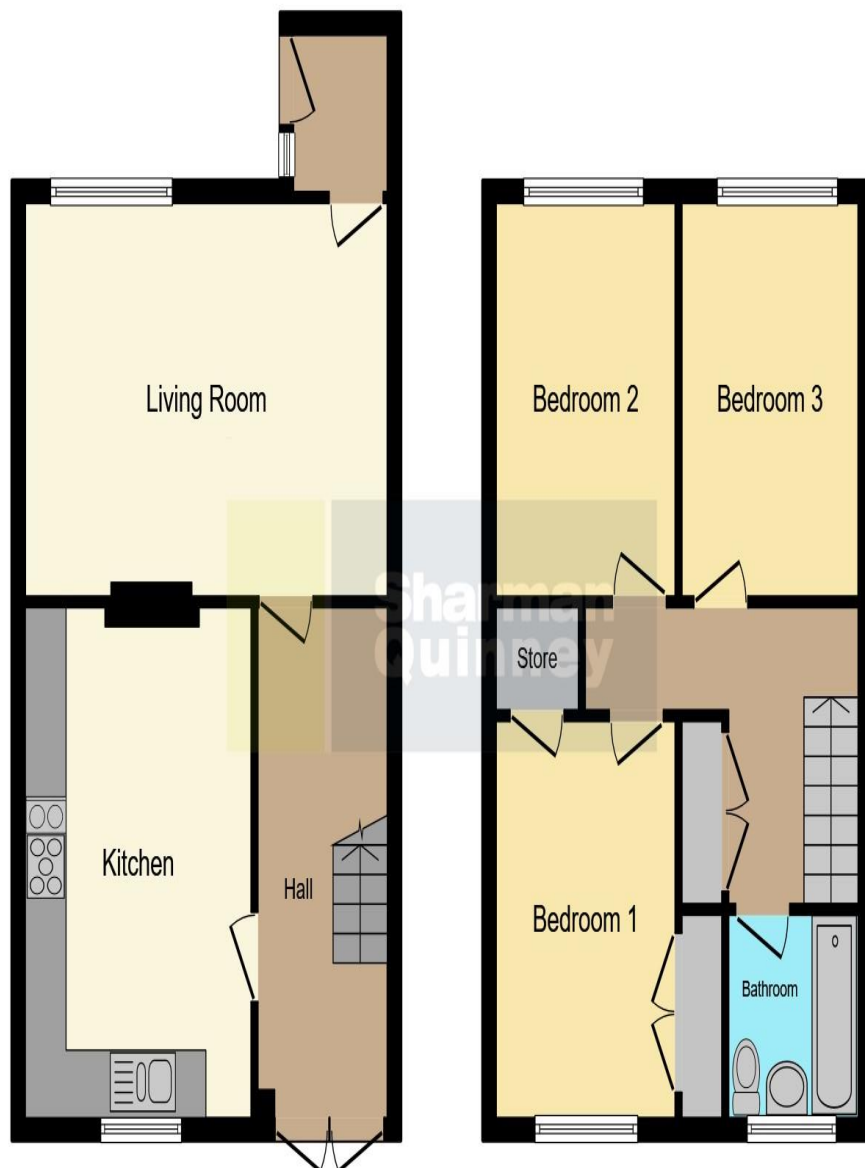
The property has had numerous upgrades including new windows, boiler and patio in the garden. The spacious bright modern property is the perfect family home located in the popular town of Godmanchester is conveniently situated next to Huntingdon and has access to major roads, such as the A14 and the A1. With the River Ouse flowing through its centre, this small town retains a real village feel. Local amenities include convenience stores, doctor's surgery, chemist, tea room, restaurants and pubs.

The town has a number of nurseries and three primary schools, and is in the catchment area for Hinchingsbrooke Secondary School. Recreational facilities are excellent with the local youth football club running numerous sides between the ages of 9 to 17.

The Exhibition Public house is located in the heart of the small town of Godmanchester. It is easily reachable from St. Ives, St. Neots & Cambridge. Godmanchester is the smaller, more picturesque neighbour of Huntingdon and is a short stroll from the river. With a vibrant bar and great food created by award winning chefs, it's a real local hotspot.

Living Room:
17'9" x 11'6" (5.34m x 3.49m) New UPVC double glazed window to front, decorative fireplace, radiator.





Ground Floor

First Floor

Rear Hall / Study Area:

6'2" x 14'8" (1.91m x 4.53m) Under stairs study area, radiator, UPVC glazed patio door opening to the rear garden.

Kitchen Breakfast Room:

15'1" x 11'1" (3.33m x 4.53m) Fitted range of wall, base and drawer units with space for oven (fitted extractor), washing machine and fridge/freezer, 1.5 bowl sink and drainer, cupboard housing boiler, space for table and chairs, New UPVC double glazed window to rear.

Landing Access to loft space: Fitted wardrobe converted into office space.

Bedroom One:

11'7" x 8'9" plus wardrobe (2.64m x 3.52m) New UPVC double glazed window to rear, fitted wardrobes, further fitted single wardrobe, radiator.

Bedroom Two:

11'10" x 8'10" (2.64m x 3.50m) UPVC double glazed window to front

Bedroom Three:

11'6" x 8'9" (2.64m x 3.50m) Good size double room with UPVC double glazed window to front, radiator.

Bathroom: Fitted three piece suite, panel bath, pedestal wash hand basin, low level WC, fully tiled walls, radiator, UPVC double glazed window to rear.

Outside: The rear garden is mainly laid to lawn with a patio entertaining area, timber shed, pathway leading the rear gated access, garage en bloc to the rear, gravel driveway to the front providing off road parking for two vehicles.

To view this property call Sharman Quinney on:
01480 271214

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Contact us to arrange a **FREE** home valuation.

 01480 271214

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