



Hudpool, Godmanchester Huntingdon  
£270,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Garage and off road parking
- Move In Ready
- Ideal first time buy
- No onward chain
- Village location

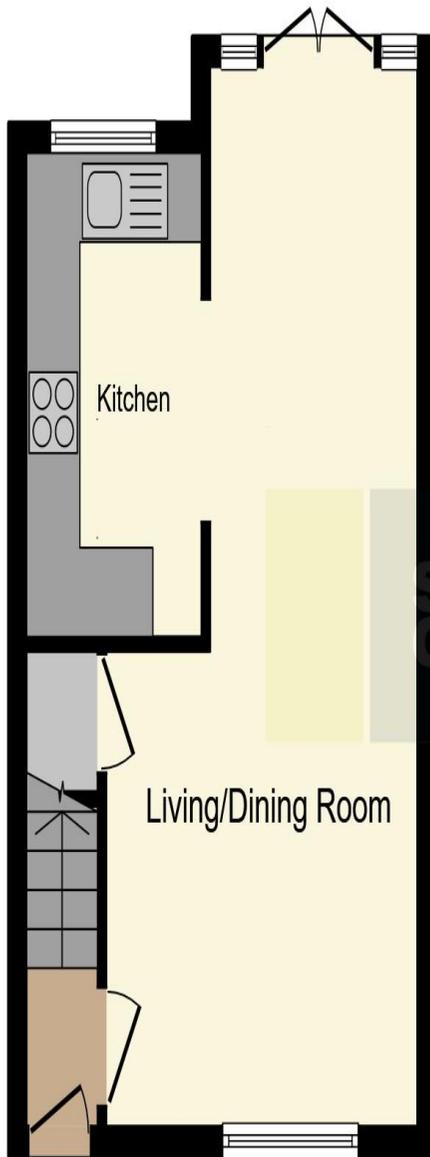
This stunning three bedroom home is not one to be missed and is ideal for first time buyers. Located just over 2 miles from Huntingdon Train Station and near access to the A1 and A1307, it is convenient for those who commute. The property has been furnished to a great standard with new oak flooring downstairs, and new internal doors throughout. The property comprises of an entrance hall, an open living/dining room, a kitchen and double doors opening onto the garden. Upstairs hosts 3 generous bedrooms, a storage cupboard and family bathroom. The rear garden includes a shed with power and access to the rear of the property via gate.

Entrance hall

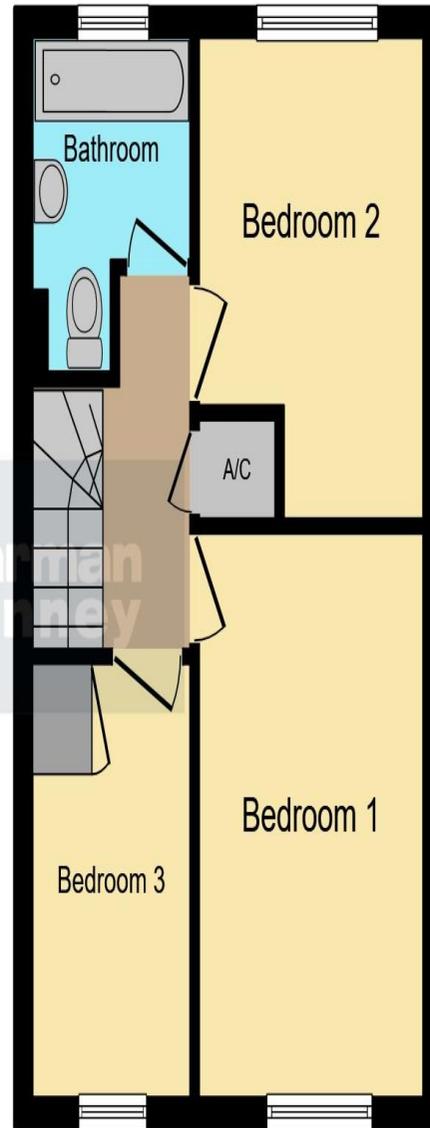
Living/dining room - 11'3" x 23'4" max into recess

Kitchen - 6'4" x 10'7"





**Ground Floor**



**First Floor**

- First floor landing
- Bed 1 - 8'3" x 12'4"
- Bed 2 - 8'3" x 10'6" max into recess
- Bed 3 - 5'9" x 9'5" max into recess
- Bathroom
- Storage Cupboard
- Outside Mainly laid to lawn and paved patio

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.

# Selling your property?

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

 01480 271214

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GDM100211 - 0004