





## **Key Features**













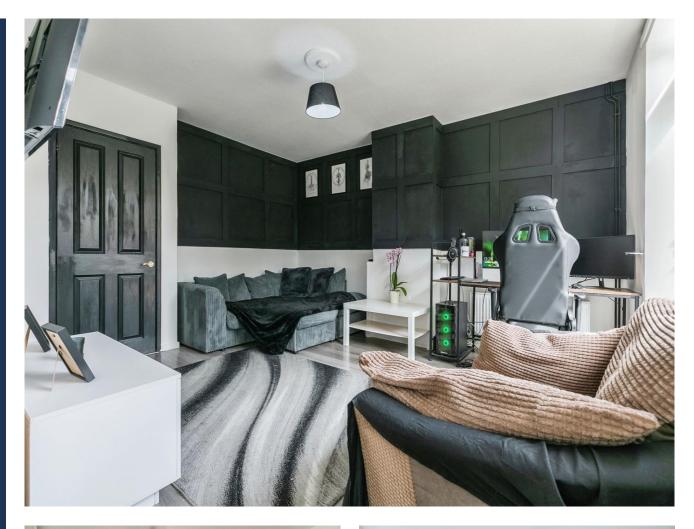




- Spacious downstairs
- Large enclosed garden
- Off road parking
- Conservatory

Outside the front of the property, there is off road parking for at least two vehicles and a small lawn area with access into the side of the house. Upon entrance, there is a hallway with a large storage cupboard. Next to this, there is a good sized living room with sliding doors into the rear garden. There is an archway into the kitchen/dining room which includes plenty of storage, integral appliances and entrance into the side of the house. At the side of the house, there is an additional reception room with an external door into the front and a conservatory attached to the rear.

Upstairs, there are two bedrooms and a family bathroom. Both bedrooms overlook the rear garden and provide space for a double sized bed. The family bathroom is complete with a three piece suite including a fitted shower/bath.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Outside in the rear garden, there is a large enclosed garden with a combination of patio and lawn.

We strongly advise to register your interest early to avoid disappointment!

Measurements

Living Room - 3.6m x 4.1m (11' 8" x 13' 5") Kitchen/Dining Room - 3m x 6.3m (9' 8" x 20' 7")

Office - 2m x 3.5m (6' 6" x 11' 5") Conservatory - 3.4m x 4.6m (11' 2" x 15' 1")

Bedroom 1 - 3.3m x 4.4m (10' 1" x 14' 4") Bedroom 2 - 3m x 4.4m (9' 8" x 14' 4") Bathroom

To view this property call Sharman Quinney on: **01480 271214** 

## **Selling your property?**

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



尺 Unit 3 King James Retail Centre Ermine Street, Godmanchester, HUNTINGDON, Cambridgeshire,

PE29 2PA godmanchester@sharmanquinney.co.uk









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: GDM100269 - 0002



