



Pettit Road, Godmanchester, HUNTINGDON  
Offers Over £300,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Corner Plot
- Wraparound garden
- Annex
- Downstairs shower room
- Spacious downstairs

Situated on a corner plot, is this 3 bedroom semi-detached family home. Outside the front of the property, there is a driveway for two vehicles and a side gate into the rear garden. Upon entrance, there is a hallway which leads into the living room and kitchen. The living room is very spacious with features such as a fireplace and a bay window. The kitchen includes wall and base cabinets and integrated appliances. Beyond the kitchen, there are the dining, utility and shower rooms. The dining room is another good-sized room with French doors into the rear garden. The utility room provides further kitchen storage and the downstairs shower room is complete with a three piece suite. You can access the rear garden through the Upstairs, there are three bedrooms and a family bathroom. Bedrooms 1 and 2 are both a generous



double size room, whilst bedroom 3 is a large single size room. The family bathroom is complete with a three piece suite including a fitted shower/bath.

Outside there is a beautiful wraparound garden with a combination of decking, lawn, patio, gravel and shrubs. Along the side of the garden, there is a self-contained annex which the current owners use as a bedroom.

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

#### Measurements

Living Room - 3.9m x 3.7m (12' 8" x 12' 1")

Kitchen - 2.4m x 4.2m (7' 9" x 13' 8")

Dining Room - 3.4m x 3.1m (11' 2" x 10' 2")

Utility - 1.6m x 2.6m (5' 2" x 8' 5")

Shower Room

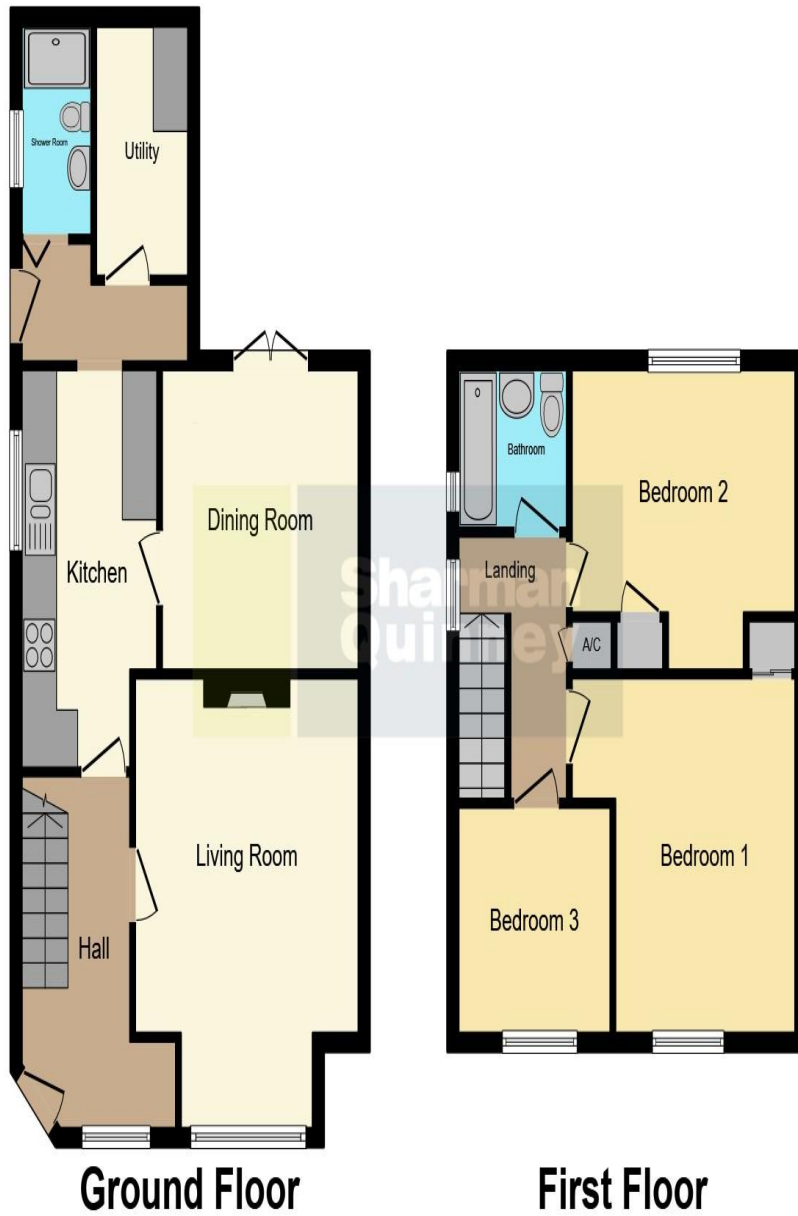
Bedroom 1 - 3.9m x 3.4m (12' 8" x 11' 2")

Bedroom 2 - 3.9m x 3m (12' 8" x 9' 8")

Bedroom 3 - 2.6m x 2.4m (8' 5" x 7' 9")

Bathroom





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](http://www.focalagent.com)

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**01480 271214**

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