



Harcourt, Godmanchester, Huntingdon
£300,000 Freehold

**Sharman
Quinney**

Key Features

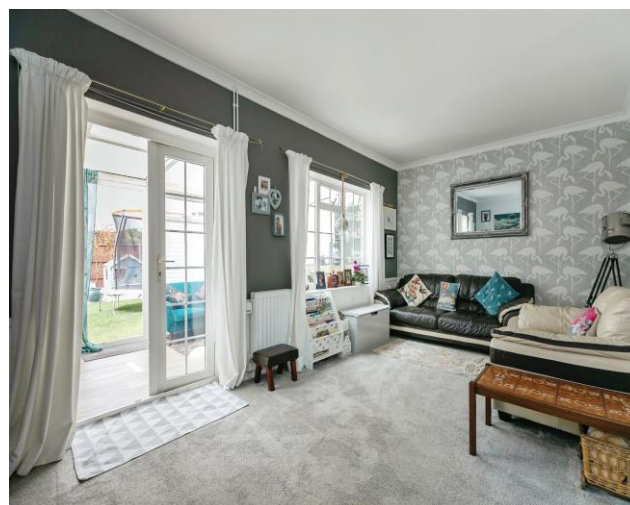


- South-West Facing Garden
- Three Bedrooms
- WC
- Spacious Downstairs
- Close to Local Amenities

Outside the front of the property, there is a small front garden with patio and artificial grass. There is communal parking alongside the lefthand side and the back of the property.

Upon entrance, there is a hallway with access into the living room, kitchen and WC. To your right, there is a kitchen fitted with wall and base cabinets, integral appliances and a large window overlooking the front. The living room is a spacious size with a dining area and French doors into a conservatory. The conservatory is another great space for a sitting room with access into the rear garden.

Upstairs, there are three bedrooms and a family bathroom. Bedroom 1 is a generous double size bedroom with double aspect windows. Bedroom 2



is a good size double room and bedroom 3 is a single size room. The family bathroom has been recently renovated and is complete with a three piece suite including a fitted shower/bath.

Outside, the rear garden is south-west facing and has a combination of lawn, patio and decking. There is a side gate which leads into the front of the property.

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

Living/Dining Room - 5.8m x 4.9m (19' 0" x 16' 1")

Kitchen - 2.8m x 2.3m (9' 2" x 7' 5")

Conservatory - 5.5m x 2.5m (18' 0" x 8' 2")

WC -

Bedroom 1 - 5.8m x 3.1m (19' 0" x 10' 2")

Bedroom 2 - 2.9m x 2.3m (9' 5" x 7' 5")

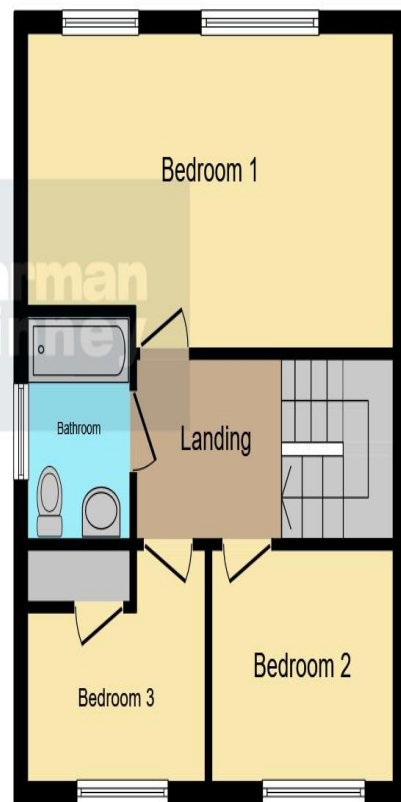
Bedroom 3 - 2.9m x 2.3m (9' 5" x 7' 5")

Family Bathroom





Ground Floor



First Floor

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 Unit 3 King James Retail Centre Ermine Street,
Godmanchester, HUNTINGDON, Cambridgeshire,
PE29 2PA
 godmanchester@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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