



Doherty Road, Godmanchester, Huntingdon  
**£325,000 Freehold**

**Sharman  
Quinney**

# Key Features



- South-facing Garden
- Spacious downstairs
- Driveway
- Close to local amenities
- WC

Outside the front of this wonderful family home, there is a small lawn area and a driveway to the right-hand side with parking for two vehicles.

Upon entrance, there is a hallway with a WC. On your right, there is a spacious living room which takes you into the kitchen/dining room. The kitchen is a modern style with wall and base cabinets, integral appliances, space for a dining table and French doors into the rear garden.

On the first floor, there are two double sized bedrooms and a family bathroom. The family bathroom is complete with a three-piece suite including a fitted shower/bath.

On the second floor, there is a generous sized double bedroom with an ensuite shower room and



Velux windows.

Outside, there is a south-facing rear garden with a combination of patio and lawn. There is a side gate which allows access into the front of the property.

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

#### Measurements

Living Room - 3.2m x 4.6m (10' 5" x 15' 1")

Kitchen/Dining Room - 4.7m x 3.1m (15' 4" x 10' 2")

#### WC

Bedroom 1 - 4.7m x 6.2m (15' 4" x 20' 3")

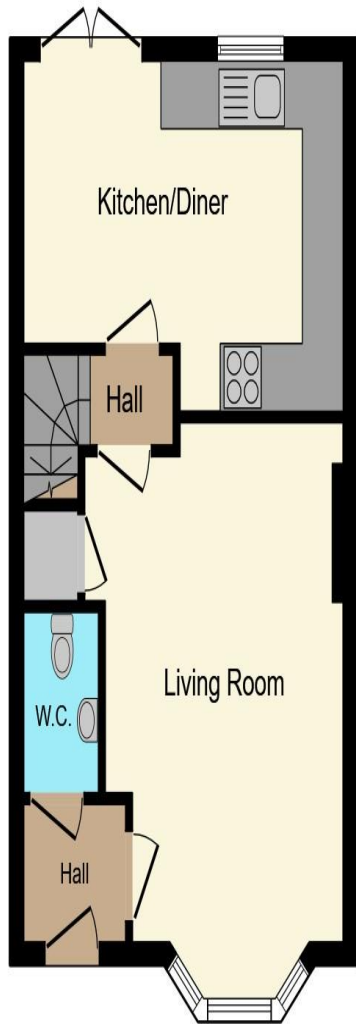
#### Ensuite

Bedroom 2 - 2.6m x 4.2m (8' 5" x 13' 8")

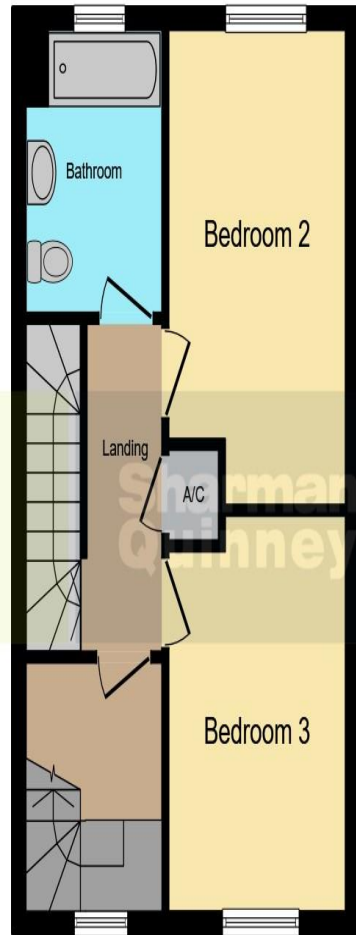
Bedroom 3 - 2.6m x 3.5m (8' 5" x 11' 5")

#### Bathroom

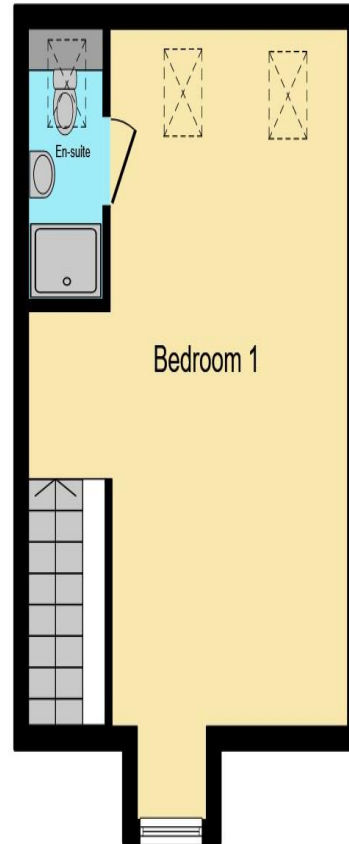




**Ground Floor**



**First Floor**



**Second Floor**

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)

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

# Selling your property?

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

 01480 271214

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

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



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: GDM100282 - 0001

