



Gumcester Way, Godmanchester Huntingdon
offers in excess of £350,000 **Freehold**

**Sharman
Quinney**

Key Features



- No Onward Chain
- Versatile Accommodation
- Three/Four Bedrooms
- Study
- Close To Amenities

Situated in the popular 'Romans Edge Development' this modern semi-detached property offers versatile accommodation and must be viewed to be appreciated.

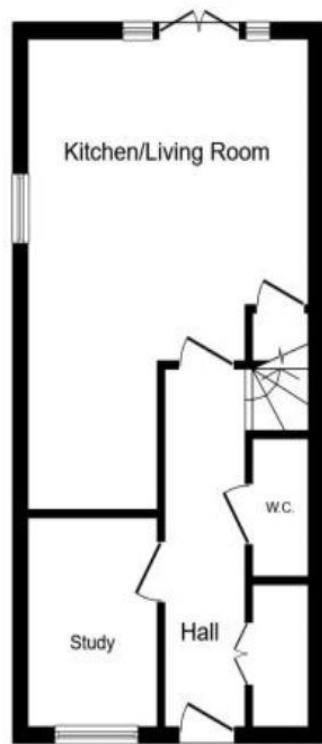
Set over three floors the ground floor accommodation comprises, hall, study, and an open plan kitchen/dining/family area with integrated appliances.

The first floor accommodation comprises, main bedroom with an en-suite shower room and living room/bedroom.

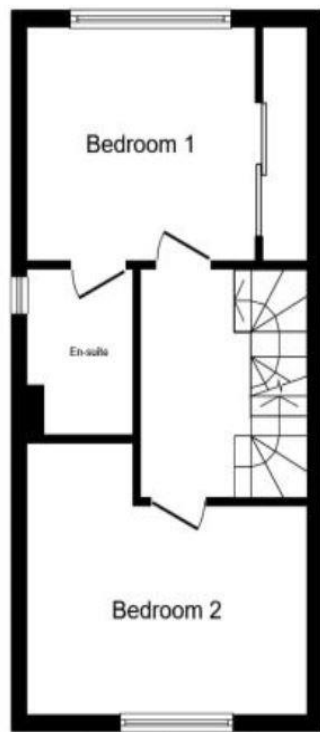
The top floor comprises, two further bedrooms and a family bathroom.

Externally the property has an enclosed garden mainly laid to lawn and patio area, gated side

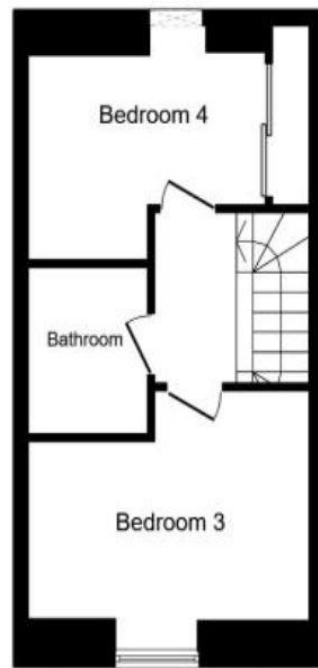




Ground Floor



First Floor



Second Floor

access to the driveway providing parking for numerous vehicles.

Hall

Study/Bedroom 4 8' 9" x 6' 9" (2.67m x 2.06m)

WC

Kitchen/Dining/Family Area 20' 11" x 12' 9" (6.38m x 3.89m)

First Floor Landing

Bedroom One 12' 9" x 10' 0" (3.89m x 3.05m)

En-Suite

Second Floor Landing

Bedroom 2 12' 8" x 11' 7" (3.86m x 3.53m)

Bedroom 3 12' 8" x 8' 8" (3.86m x 2.64m)

Bathroom

Garden

Driveway

To view this property call Sharman Quinney on:
01480 271214

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:

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