

Butcher Drive, Godmanchester, Huntingdon £340,000 Leasehold

Sharman Quinney

Key Features

















125 Years remaining as of 20 Apr 2017

£Ask Agent Ground Rent pcm

Review due: Ask Agent **£**Ask Agent Service Charge pcm

Review due: Ask Agent

- Semi-Detached Home
- Three Bedrooms
- Kitchen/Diner
- **Enclosed Garden**
- Driveway

Situated in the 'Romans Edge' development, this semi-detached home offers spacious accommodation throughout and an early viewing is advised.

Coming through the front door, the accommodation downstairs comprises, hall, wc, living room and a kitchen/diner.









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

Upstairs the property benefits from three good sized bedrooms and a family bathroom.

Externally the property has a low maintenance garden with pergola and is mainly laid to lawn.

Outside, the property has a driveway for two/three vehicles.

Hall

WC

Living Room 4.93m x 4.24m

Kitchen/Diner 4.93m x 3.17m

Landing

Bedroom 1 4.93m x 3.17m

Bedroom 2 2.5m x 4.24m

Bedroom 3 2.33m x 3.56m

Bathroom

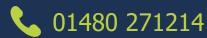
Garden

Driveway

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

Selling your property?

Contact us to arrange a FREE home valuation.



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: GDM100396 - 0005



