



Sursham Avenue, Godmanchester Huntingdon  
**Offers Over £365,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Situated on a Corner Plot
- En Suite to Main Bedroom
- Fitted Wardrobes in Bedroom 1 and 2
- Utility Room
- Nearly New
- Allocated Parking for two vehicles

Call us today to take a look at this lovely home situated on the popular Romans Edge estate in Godmanchester. The home boasts the perfect blend of modern living and convenience, making it a must view property! Key features of the property include a generous main bedroom, paired with an ensuite and fitted with made to measure wardrobes, two allocated parking spaces and a great sized kitchen/diner.

The home is conveniently located near Huntingdon Train station, the A1 and A14 roads. The property is also in walking distance to local shops, schools and pubs. Call us today to arrange a viewing!



## Accommodation Includes

Entrance Hall

Downstairs wc

Living Room - 10'07" x 17'09"

Kitchen / Diner - 9'06" x 17'08"

Utility Room - 5'05" X 5'06"

Upstairs to

Bedroom 1 - 13'01" x 12'01"

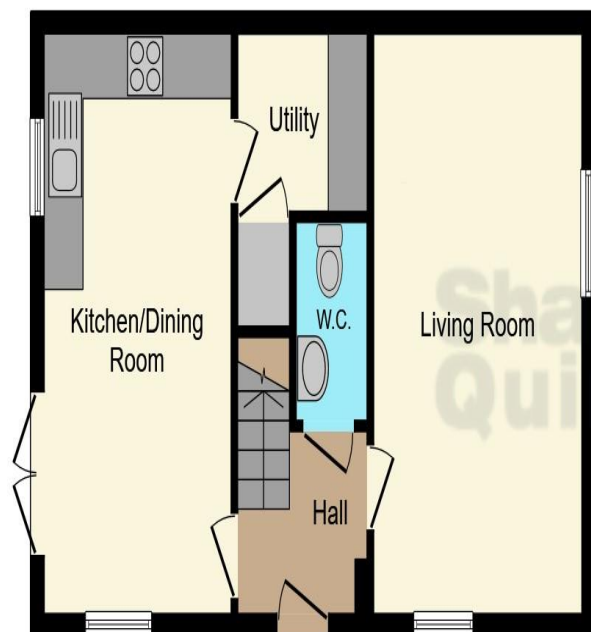
Ensuite

Bedroom 2 - 11'00" x 9'08"

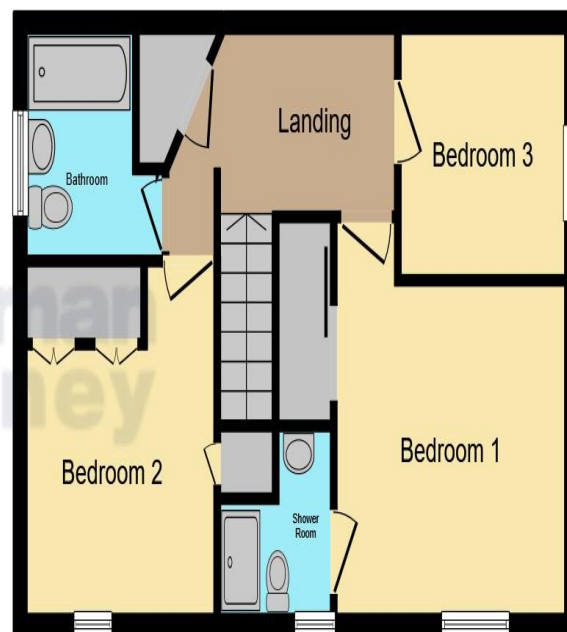
Bedroom 3 - 8'10" x 7'04"

Bathroom





**Ground Floor**



**First 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

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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.

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