



Gumcester Way, Godmanchester, Huntingdon
guide price £345,000 **Freehold**

**Sharman
Quinney**

Key Features



- Top floor master suite
- Modern and move in ready
- Private rear garden with decked seating area
- Close to local amenities
- Driveway

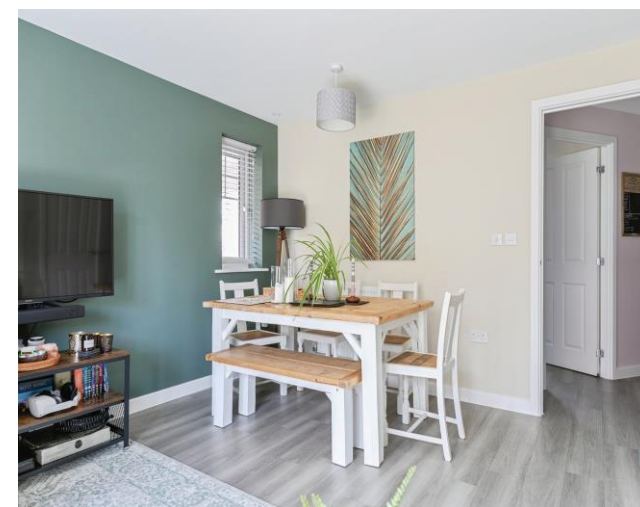
Welcome to this beautiful home, situated on the Romans Edge Estate in Godmanchester. The property has been well maintained by its current owners, making your move in seamless with minimal work needed. The home is conveniently located near Huntingdon Train station, the A1 and A14 roads. The property is also in walking distance to local shops, schools and pubs.

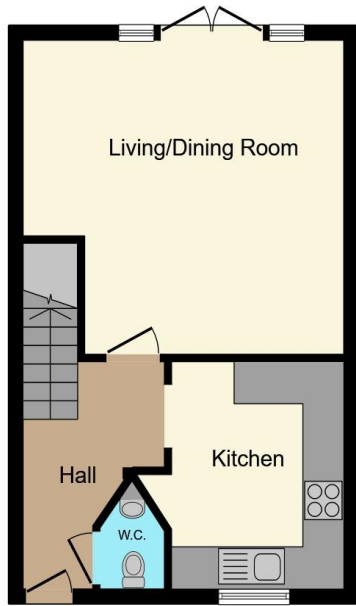
Entrance hall

Kitchen - 2.52m x 3.23m

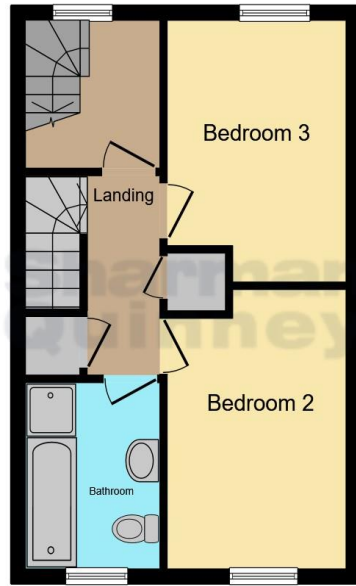
Living/dining room - 4.96m x 4.46m

Downstairs WC

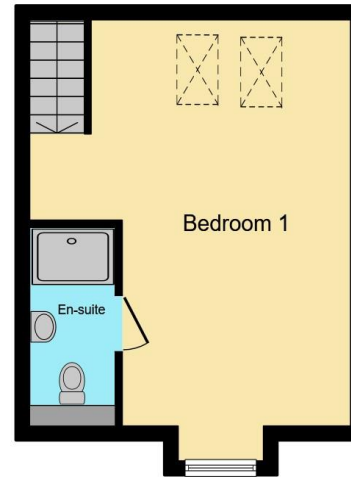




Ground Floor



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

Upstairs to

Bedroom 2 - 2.65m x 4.63m

Bedroom 3 - 2.62m x 3.72m

Family bathroom

Upstairs to

Master bedroom - 4.68m x 5.78m

Ensuite

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: GDM100554 - 0004

