



Gumcester Way, Godmanchester, HUNTINGDON  
£325,000 **Freehold**

**Sharman  
Quinney**

# Key Features

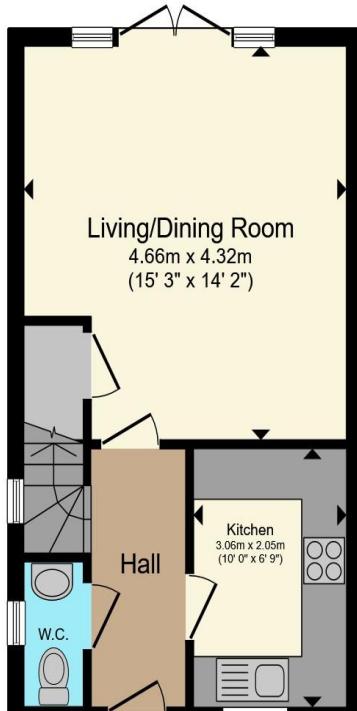


- Welcoming Entrance Hall with convenient ground floor WC
- Spacious open plan Living/Dining Room with views over the Rear Garden
- Well appointed Kitchen with ample storage and workspace
- Three generous Bedrooms
- Contemporary Family Bathroom

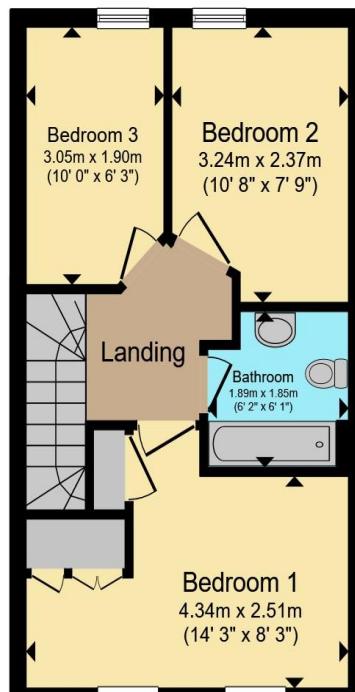
Nestled within a popular residential area, this well proportioned three bedroom semi detached home offers a fantastic opportunity for families, first time buyers, or anyone seeking a comfortable property in a well-connected location. Thoughtfully arranged and filled with natural light, the home provides a practical layout ideal for modern living.

The rear garden offers a peaceful retreat with plenty of space for children to play or for keen gardeners to enjoy. The property also benefits from a car port, ensuring secure and convenient parking.





**Ground Floor**



**First Floor**

Total floor area 67.5 m<sup>2</sup> (727 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Located within easy reach of local shops, schools, riverside walks, and excellent transport links to Huntingdon, Cambridge, and beyond, this home combines comfort, convenience, and charm.

Entrance Hall

Cloakroom

Kitchen - 3.06m x 2.05m (10' x 6'9").

Lounge/Dining Room - 4.66m max x 4.32m max (15'3" max x 14'2"max).

Bedroom One - 4.34m max x 2.51m max (14'3" max x 8'3"max).

Bedroom Two - 3.24m x 2.37m (10'8" x 7'9").

Bedroom Three - 3.05m x 1.90m (10' x 6'3").

Bathroom

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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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: GDM100734 - 0001