



West Street, Godmanchester.

Offers in Region of **£160,000**

 **Oliver James**
Property Sales & Lettings



Flat 2

1 West Street, Huntingdon, PE29 2HE.

A charming Grade II listed ground floor maisonette with character features throughout, sited with central Godmanchester. No onward chain.

- Ground floor apartment.
- The Gross Internal Floor Area is approximately 529 sq/ft / 49 sq/metres.
- One double bedroom.
- Grade II listed.
- Sited within walking distance of local shops, amenities and riverside walks.
- Requiring some modernisation and updating in places.
- Endearing character features throughout.
- Idyllic riverside Town.
- Easy access to the A14 to Cambridge in under 30 minutes.
- EPC: Exempt.





STATUS

The Property is Grade II Listed under reference 1128576.

Godmanchester WEST STBERT 1. 5140 (South-East Side) ----- No 1 TL 2470 4/59
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2. On island site facing along the Causeway. C17. 2 storeys, timber-framed and plastered, tile roof; upper storey projects along street front. 2 windows (upper sliding sashes, lower C18 bays), with 1-window later extension on east. C18 doorcase has fluted pilasters, entablature and pediment, with ornamental fanlight, 6-panel door. Central brick stack. (RCHM 43).

LOCATION

The idyllic and picturesque Town of Godmanchester is situated adjacent to Huntingdon just over the River Ouse - easily within walking distance of the town centre, bus and train station. Within Godmanchester itself there are a number of impressive examples of architecture including the Parish Church, Island Hall and the Chinese Bridge as well as numerous local amenities including public houses, hairdressers, schools and shops as well as countryside walks.





