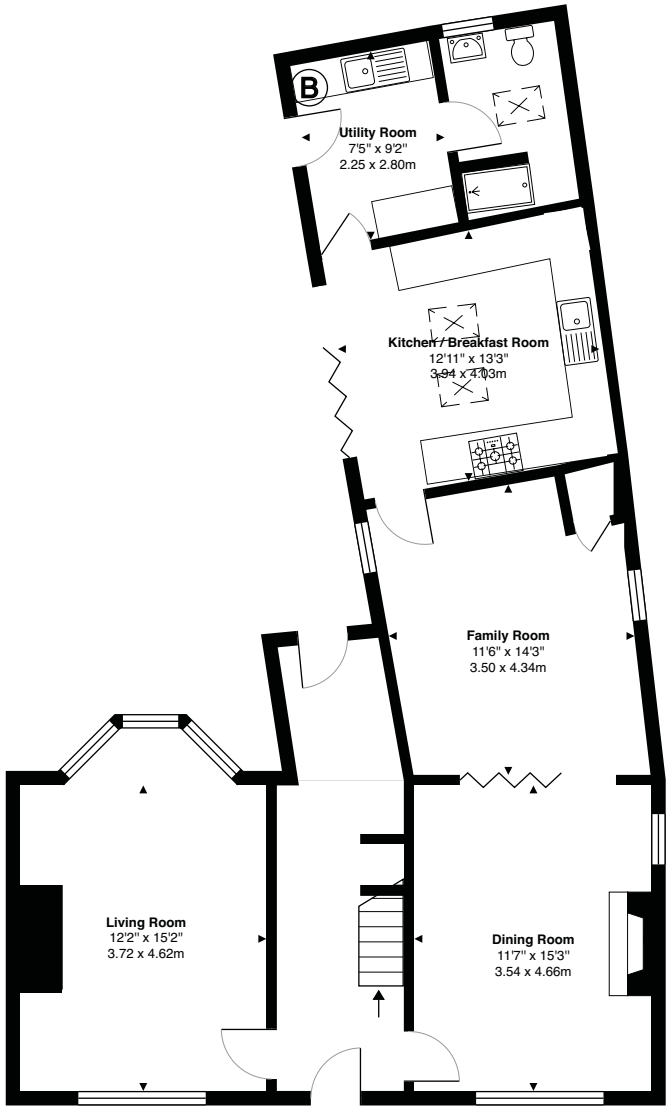


**41 Post Street
Godmanchester
Huntingdon
PE29 2AQ
Guide Price £650,000**

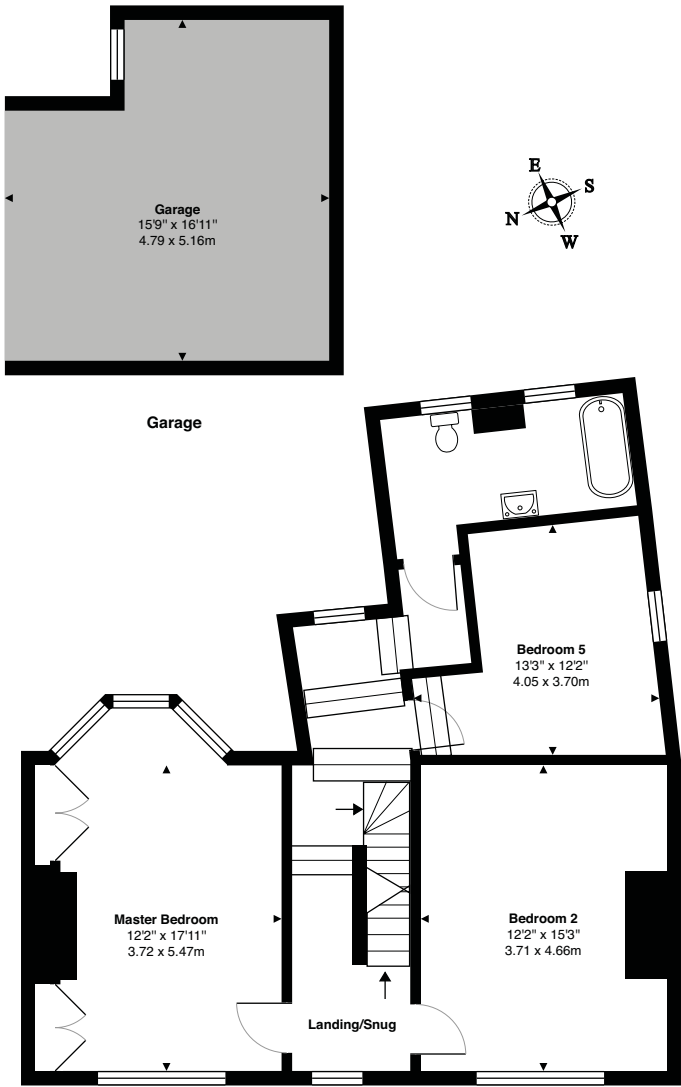


Oliver James

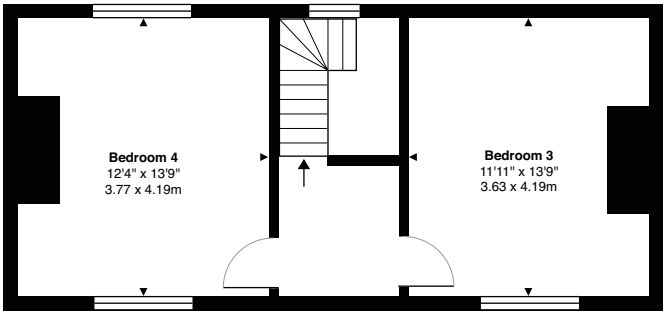
Floorplans



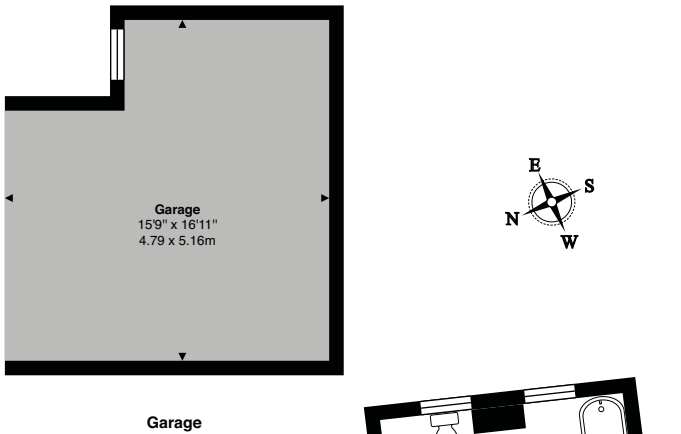
Ground Floor



First Floor



Second Floor



Garage

Total Area: 2177 ft² ... 202.3 m² (excluding garage)

All measurements are approximate and for display purposes only



- Sympathetically Extended Period Three Storey Family Home.
- Approximately 2180 sq ft of Living Accommodation.
- Vaulted Ceiling Kitchen/Breakfast Room with Bi-Folding Doors.
- Circa 120 ft long Cottage Garden with Large Patio Seating Area.
- Walking Distance to Huntingdon Train Station & Guided Bus.
- Five Bedrooms.
- Central Village Location.
- Many Period Features Inclusive of Open Fires and Exposed Beams.
- Off Road Parking & Garaging.
- EPC: Listed

LOCATION

The idyllic and picturesque village 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.

FLOOR AREA

The Gross Internal Floor Area is approximately 2177 sq ft (202.3 sq metres) Excluding Garaging.

ENTRANCE HALL

Red wooden door to front elevation. Wooden parquet flooring. Stairs to first floor. Radiator. Space for cloaks. Door to rear elevation. Under stair storage.

LIVING ROOM 17' 11" x 12' 5" (5.46m x 3.78m)

Secondary glazed sash window to front elevation. Bay sash windows to rear elevation. Radiator. Open fire with brick surround and hearth, with built-in shelving to the sides. Wooden flooring.

DINING ROOM 15' 4" x 11' 7" (4.67m x 3.54m)

Secondary glazed sash window to front elevation. Secondary glazed sash window to side elevation. Radiator. Open fire with marble surround and hearth, with further wrought iron and tiled inset. Wooden flooring.

FAMILY ROOM 14' 3" x 11' 6" (4.34m x 3.50m)

Secondary glazed sash window to side elevation. Double glazed sash window to side elevation. Radiator. Wooden flooring. Built in cupboard. Open fireplace with wooden surround and tiled hearth.

KITCHEN/BREAKFAST ROOM 12' 11" x 13' 11" (3.94m x 4.23m)

Fitted with a range of solid wood base mounted cupboards with a welsh slate worksurface. Double glazed bi-folding doors to side elevation and patio seating area. Two double glazed velux windows. Inset butler sink with drainer and mixer tap. Rangemaster cooker with six ring gas hob, electric oven, grill and warmer with a built in extractor hood over. Integrated dishwasher. Wooden wall panelling. Spotlights. Welsh slate tiled floor. Underfloor heating. Vaulted ceiling.

UTILITY ROOM 9' 2" x 8' 2" (2.80m x 2.5m)

Fitted with a range of solid wood wall and base mounted cupboard units with welsh slate worksurface. Inset butler sink with mixer tap. Plumbing for washing machine. Space for fridge freezer. Stable door to side elevation. Welsh slate tiled floor. Underfloor heating. Vaulted ceiling.

SHOWER ROOM

Fitted with a three piece suite comprising tiled shower cubicle with shower over and inset shelving, wash hand basin and low level WC. Double glazed window to rear elevation. Double glazed velux window. Heated chrome towel rail. Welsh slate tiled floor. Underfloor heating. Vaulted ceiling. Extractor fan.

FIRST FLOOR

LANDING/SNUG AREA

Secondary glazed sash windows to front and rear elevations. Two radiators.

MASTER BEDROOM 15' 1" x 10' 10" (4.59m x 3.30m)

Secondary glazed sash window to front elevation. Bay sash windows to rear elevation. Radiator. Wooden flooring. Two double built-in wardrobes.

BEDROOM 2 15' 3" x 11' 10" (4.66m x 3.61m)

Secondary glazed sash window to front elevation. Radiator. Built in shelving.

BEDROOM 5 13' 3" x 12' 2" (4.04m x 3.71m)

Secondary glazed sash window to side elevation. Radiator.

BATHROOM

Fitted with a three piece suite comprising roll top bath with claw and ball feet and shower over, low level WC and pedestal wash hand basin. Two double glazed sash windows to rear elevation. Victorian style radiator. Loft access. Downlights. Extractor fan. Wooden flooring.



SECOND FLOOR LANDING

Window to rear elevation. Radiator

BEDROOM 4 13' 9" x 12' 4" (4.19m x 3.77m)

Sash windows to front and rear elevations. Radiator. Spotlights.

BEDROOM 3 13' 9" x 11' 11" (4.19m x 3.63m)

Sash window to front elevation. Radiator. Wooden flooring. Spotlights.

EXTERNAL

The property benefits from off road parking situated to the rear, benefiting from a right of way across Number 40's rear. A wonderful patio area flows from the bi-folding doors, laid in welsh slate, leading to the parking area and garage. A small picket fence leads to a cottage garden which at its maximum is approximately 120" long, enclosed by fencing and brick walling to the side with a water feature and raised flower borders, with some mature shrubs. To the rear of the garden is situated a vegetable plot and further raised flower borders.

GARAGING 15' 9" x 16' 11" (4.80m x 5.15m)

Of brick construction, open to the front with lighting and power.

TENURE Freehold.

STATUS Grade II Listed.

COUNCIL TAX Band F.

AGENTS NOTES

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.

ANTI-MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation on agreement of a sale.





An Overview...

Offering extended spacious accommodation in excess of 2100 sq ft, a beautifully presented 18th century family home set within the heart of the prestigious town of Godmanchester, still within walking distance of Huntingdon Train Station and the Guided Bus Station to Cambridge. The property offers five double bedrooms, a family bathroom and additional shower room as well as extended kitchen area to the rear with bi-folding doors opening into a patio seating area and cottage style garden.

Local Amenities:

Train Station: 2.7 miles

Bus Stop: 0.1 miles

Doctor's Surgery: 0.9 miles

Supermarket: 0.1 miles

Primary School: 1.3 miles

Secondary School: 3.2 miles

Buyer's Notes
