



17 Pipers Lane, Godmanchester
Cambridgeshire. PE29 2JN

Asking Price
£TBC

A refurbished semi detached cottage in the historic core of Godmanchester close to the shops and river offering a lounge/dining room, kitchen, bathroom, three bedrooms and an en-suite cloakroom. There is a courtyard garden and a brick built studio with cloakroom.

Full details

The front door leads into an entrance hall with window to the front, brick flooring, a radiator and doors to the lounge & bathroom.

Bathroom

Window to the side, bath with shower over, WC, wash basin and radiator.

Lounge - 3.59m x 3.57m (11'9 x 11'9)

Window to the front, wood flooring, exposed beamwork and a radiator.

Dining Room - 3.10m x 2.07m (10'2 x 6'9)

French doors to the rear, wood flooring, built in understairs storage, a radiator and a door to the rear hall.

Hall

Stairs to the first floor, a doorway to the kitchen and a door to the garden.

Kitchen - 3.10m x 2.25m (10'2 x 7'5)

Fitted with a range of base, wall & drawer units with sink & drainer, a built in oven, grill & hob, space for a fridge/freezer, plumbing for a dishwasher, brick flooring and window overlooking the garden.

Landing

Access to loft space and storage cupboard.

Bedroom One - 2.81m x 2.98m (9'3 x 9'9)

Window to the front, exposed beams, built in wardrobe & drawer unit and radiator.

En-Suite Cloakroom (Partially restricted head height)

WC and wash basin roof window to the rear and a door to the airing cupboard.

Bedroom Two - 1.96m x 2.77m (6'5 x 9'1)

Window to the front and a radiator.

Bedroom Three - 2.49m x 2.23m (8'2" x 7'4") (Partially restricted head height)

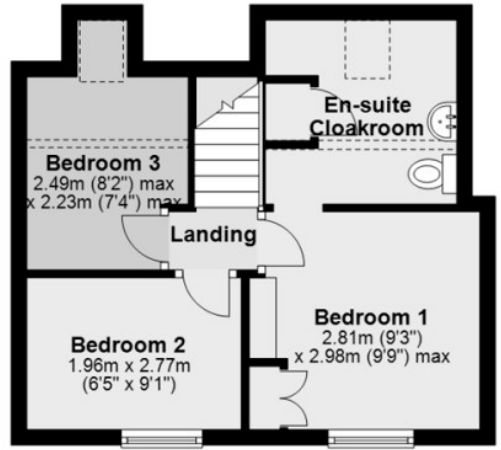
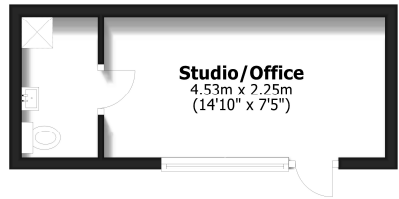
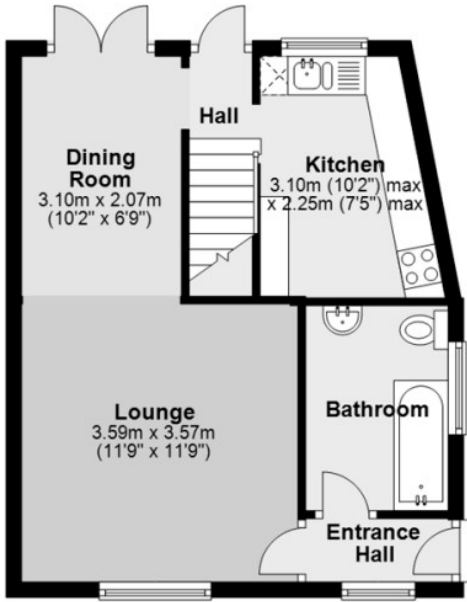
Roof window to rear and a radiator.

Outside

Gatehouse side access leads to a hard landscaped South facing courtyard garden and to a studio or home office.

Studio/Office 4.53m x 2.25m (14'10 x 7'5)

Windows and door to the front and two roof windows to the rear and a door to a cloakroom with wash basin, WC and plumbing for a washing machine.



Video Tour link: <https://youtu.be/7avc3Z2YtNc>



IMPORTANT NOTICE: These particulars are intended only as a guide to the property. They do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects including dimensions and/or other measurements relating to the size of rooms, buildings and any garden.

The floorplans should only be viewed in conjunction with the sales particulars; they are for indicative purposes only and are not to scale. Dimensions, walls, windows, doors, fixtures & fittings and their locations are for identification only; they may be inaccurate in important respects and may not a true representation.

