



6 & 7 Chadley Lane, Godmanchester
Cambridgeshire. PE29 2AL

Offers over
£325,000

A cottage located in the heart of Godmanchester just a stone's throw to the Church and close to the school, river and shops. Once two cottages it now offers an open plan living area opening into a kitchen/breakfast room area, a utility room, a dining/garden room, three bedrooms and a bathroom.

Full description – please see the floorplan for room sizes.

Open plan living area - The front door leads into an open plan Kitchen/Breakfast/Sitting room with wood flooring, two windows and a further door to the front, an understairs storage cupboard and stairs to the first floor. The kitchen/breakfast room area has windows to the rear, a butler sink, integrated dishwasher, space for a fridge/freezer, a range style cooker with extractor hood over and a door leading to a utility room.

Utility Room - Plumbing for washing machine, space for a tumble drier and fridge/freezer, window to rear, wall mounted gas fired central heating combination boiler serving underfloor heating system and providing hot water.

Dining/Garden Room - Windows and French doors to the rear overlooking the garden and twin Velux roof windows.

First Floor Landing - Doors lead to the bedrooms.

Bedroom One - Window to the rear and a door to the bathroom.

Bedroom Two - Window to the front and a door to the bathroom.

Bedroom Three - Window to the front

Bathroom – Bath with shower over, wash basin with storage under, a WC, exposed floorboards and a window to the rear.

Outside

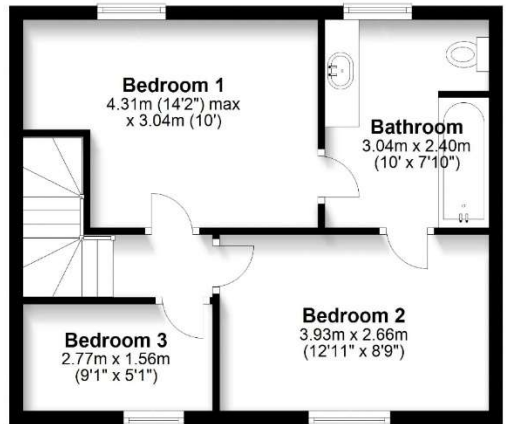
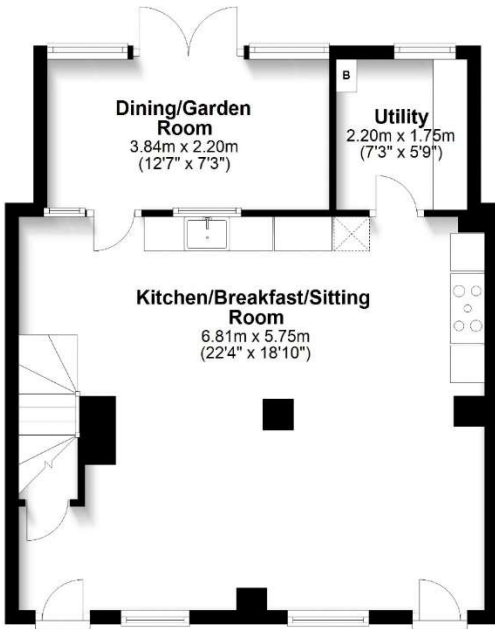
The property has a cottage style split level courtyard rear garden. A gate leads to next doors garden with right of way leads to the side and front of the property.

Chadley Lane has unrestricted parking and the current owners are often able to park right outside.

Council tax band: C

EPC link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2732-0000-9204-5619-0214>





Video Tour link: <https://youtu.be/2k-RSpX522o>

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 be a true representation.