



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

**Sharman  
Quinney**

# Key Features

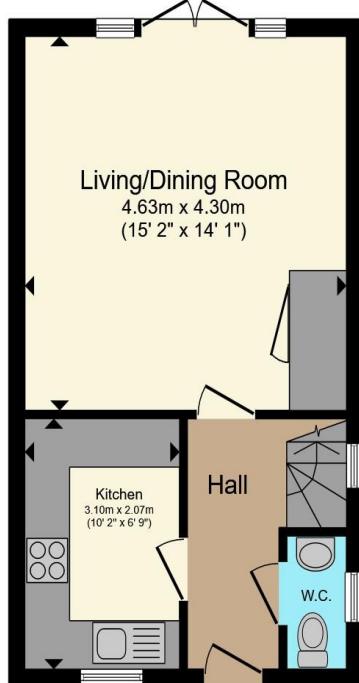


- Welcoming Entrance Hall with convenient ground floor Wc
- Bright and spacious open-plan living and dining area, ideal for family life and entertaining, with double doors opening onto the rear garden
- Stylish, well-appointed kitchen offering excellent storage and generous workspace
- Three generous Bedrooms, including a bedroom with walk-in wardrobe
- Ample storage space

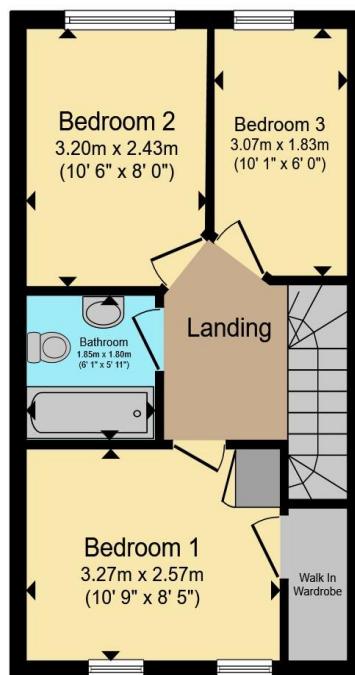
This beautifully presented and inviting three-bedroom semi-detached home offers a wonderful sense of comfort and space, making it ideal for families, first-time buyers or anyone looking for a place that truly feels like home.

Bright and welcoming throughout, the property features generous living areas, excellent storage, and the added convenience of off-road parking. The main bedroom is a real highlight, boasting a walk-in wardrobe that adds both luxury and practicality.





**Ground Floor**



**First Floor**

Total floor area 67.3 m<sup>2</sup> (725 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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To the rear, a spacious and well-kept garden provides the perfect setting for relaxing, entertaining, or family time outdoors.

Ideally located close to local shops, schools and scenic riverside walks, with excellent transport links to Huntingdon, Cambridge and London, this home perfectly balances everyday convenience with a calm and comfortable lifestyle.

**Accommodation Includes**

**Entrance Hall**

**Kitchen** - 3.10m x 2.07m (10'2" x 6'9").

**Living/Dining Room** - 4.63m x 4.30m (15'2" x 14'1").

**Wc**

**Upstairs to**

**Bedroom One** - 3.27m x 2.57m (10'9" x 8'5").

**Bedroom Two** - 3.20m x 2.43m (10'6" x 8').

**Bedroom Three** - 3.07m x 1.83m (10'1" x 6').

**Family 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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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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