



Baumgartner, Godmanchester, Huntingdon  
offers over £450,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Potential to sell with No Onward Chain
- Large Bedrooms
- Garage
- Sheltered Driveway
- Modern Finish

Located on the highly sought after Romans Edge development in Godmanchester, this beautifully presented family home offers modern living, generous space, and a bright, welcoming layout ideal for growing families.

The property features a warm living room, a stylish open plan kitchen/dining area with French doors leading to the rear garden, and well designed bedrooms including a superb master suite. With contemporary finishes throughout, excellent storage, and a practical family friendly layout, this home is ready to move straight into.





**Ground Floor**



**First Floor**

Total floor area 140.9 m<sup>2</sup> (1,516 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.ie](http://www.propertybox.ie)



Outside, the property benefits from a private rear garden, perfect for children and outdoor entertaining, along with a large driveway and garage. Positioned close to local schools, parks, shops, and commuter links, it offers the ideal balance of community, convenience, and modern comfort.

Homes of this size and quality on Romans Edge are always in high demand - early viewing is highly recommended.

**Accommodation Includes**

Living Room - 4.85m x 3.52m (15'11" x 11'7").

Kitchen Diner - 5.93m x 3.89m (19'5" x 12'9").

Bedroom 1 - 4.85m x 4.37m (15'11" x 14'4").

Bedroom 2 - 5.59m x 3.11m (18'4" x 10'2").

Bedroom 3 - 3.45m x 2.97m (11'4" x 9'9").

Bedroom 4 - 3.12m x 2.39m (10'3" x 7'10").

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.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GDM100801 - 0002