



Total area: approx. 97.5 sq. metres (1050.0 sq. feet)

Ground Floor

Entrance Hall

WC

Kitchen  
3.62m (11'11") x 2.46m (8'1")

Lounge/Dining Room  
4.55m (14'11") x 4.53m (14'10") max

First Floor

Landing

Bedroom Two  
4.53m (14'10") x 3.40m (11'2")

Bedroom Three  
2.99m (9'10") x 2.40m (7'10")

Bathroom

Door to First Floor Landing

Second Floor

Bedroom One  
4.47m (14'8") x 1.21m (4')

En-suite

Outside

The property benefits from an enclosed rear garden which is mainly laid to lawn with a patio seating area and gated access. A single garage en bloc with a parking space to the front

can also be found a short distance walk from the property.

Further Information  
Tenure: Freehold  
Council Tax: D  
EPC: C

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

**ellis winters**  
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

OFFICE DETAILS

01480 388888  
infostives@elliswinters.co.uk



**ellis winters**  
sales & lettings since 2001

OFFERS OVER

**£315,000**

**Roman Way**

Huntingdon, , PE29 2RW

## PROPERTY SUMMARY

A spacious townhouse situated in the popular town of Godmanchester. The ground floor offers a well proportioned kitchen, bright and airy lounge dining room and w/c. Bedrooms two and three, a family bathroom and further enclosed landing which could be utilised as an office space leads up to the second floor, offering bedroom one complete with a fitted wardrobe and en-suite shower room. Outside, the property has an enclosed rear garden which is mainly laid to lawn with a patio seating area and gated access. A short walk from the property is the single garage en-bloc with a parking space in front. Offered with no onward chain, this home would make an ideal family home and is ideally situated within close proximity to local schools, amenities and A1/A14 road connections.

3



2



1

