



Holmehill, Godmanchester, Huntingdon
£400,000 **Freehold**

**Sharmans
Quinney**

Key Features

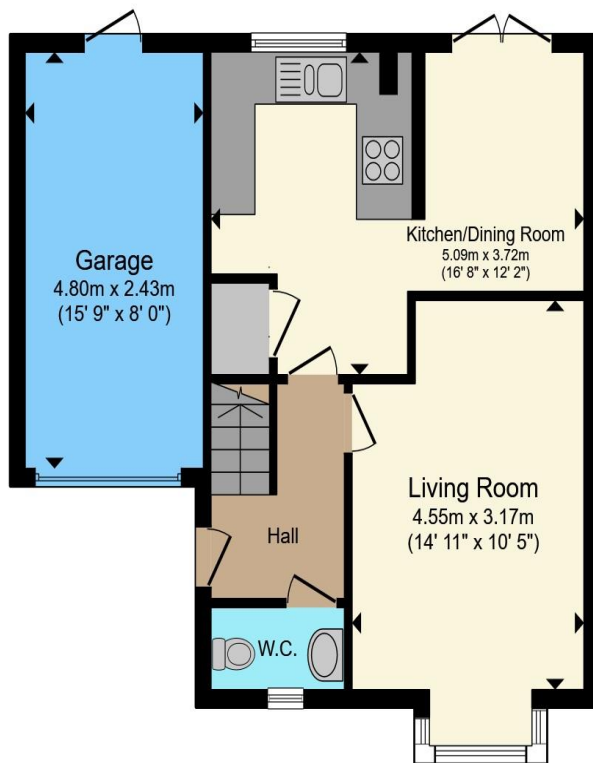


- Recently refitted modern Kitchen/Diner
- Bright and spacious Living Room with bay window
- Two spacious double Bedrooms
- Two additional single Bedrooms, ideal for Home Office spaces
- Generous South Facing Rear Garden

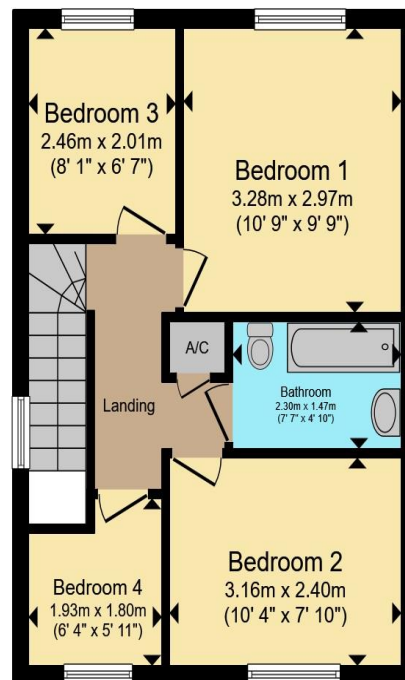
Situated in a desirable residential area of Godmanchester, this property offers a superb blend of modern upgrades, practical living space, and a generous plot ideal for families. This well maintained four bedroom detached property has been thoughtfully improved, most notably with a stylish and contemporary refitted kitchen/diner that forms the heart of the home.

The property comprises of further noteworthy features such as a generous south facing garden, downstairs wc, a garage and move in ready condition.





Ground Floor



First Floor

Total floor area 87.7 m² (944 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

**Sharman
Quinney**

With easy access to local shops, schools, green spaces, and major transport routes, this property delivers comfort, convenience, and a fantastic location - an ideal choice for growing families or anyone seeking a well proportioned home in Godmanchester.

Accommodation Includes

Entrance Hall

Cloakroom

Living Room - 4.55m max x 3.17m (14'11" max x 10'5").

Kitchen/Dining Room - 5.09m max x 3.72m max (16'8" max x 12'2"max).

Bedroom 1 - 3.28m x 2.97m (10'9" x 9'9").

Bedroom 2 - 3.16m x 2.40m (10'4" x 7'10").

Bedroom 3 - 2.46m x 2.01m (8'1" x 6'7").

Bedroom 4 - 1.93m x 1.80m (6'4" x 5'11").

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:

GDM100246 - 0001

