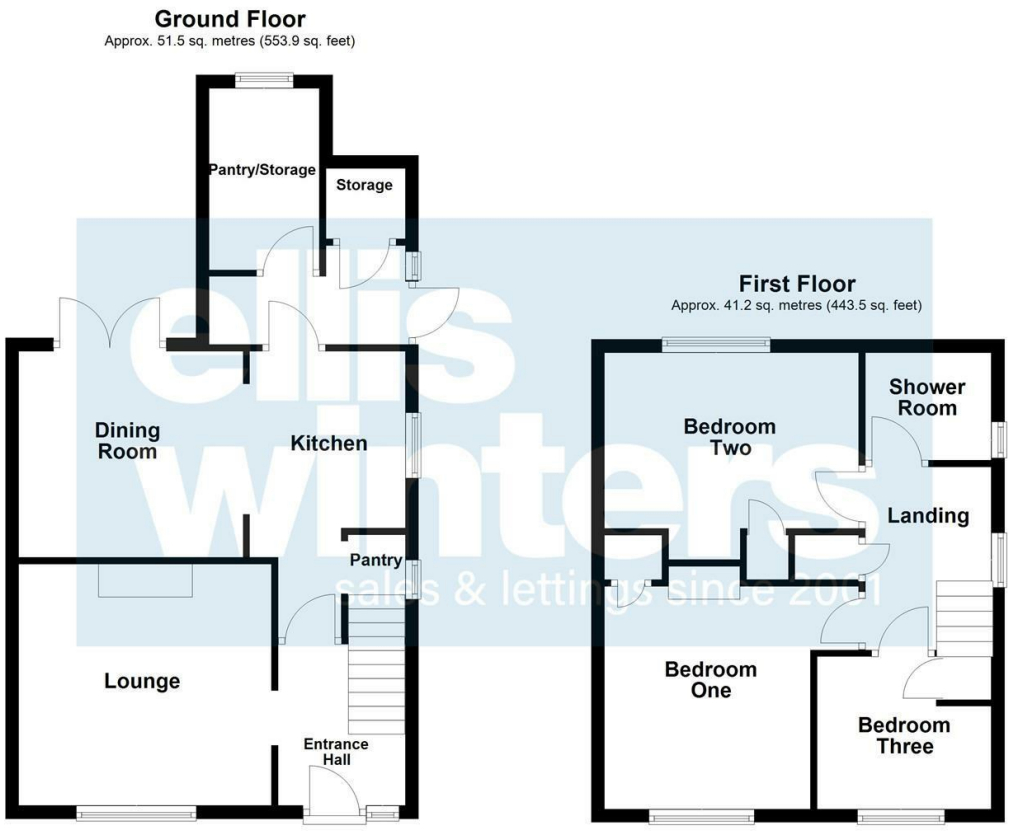

Total area: approx. 92.7 sq. metres (997.5 sq. feet)

Ground Floor

Entrance Hall
2.47m (8'1") x 1.94m (6'5")

Lounge
3.86m (12'8") x 3.69m (12'1")

Kitchen
2.71m (8'11") x 2.38m (7'10")

Pantry
1.57m (5'2") x 0.88m (2'11")

Dining Room
3.43m (11'3") x 3.16m (10'4")

Rear Hallway

Pantry/Storage
2.78m (9'1") x 1.69m (5'6")

Storage
1.21m (4') x 1.08m (3'6")

First Floor

Landing
2.67m (8'9") x 1.92m (6'4")

Bedroom One
3.40m (11'2") x 3.88m (12'9")

Bedroom Two
3.88m (12'9") x 2.65m (8'8")

Bedroom Three
2.66m (8'9") max x 2.42m (7'11")

Shower Room
1.92m (6'4") x 1.65m (5'5")

Outside
The front of the property benefits from a neat blocked paved driveway, gravelled boarders and a paved path leading to gated side access. The enclosed rear garden is predominately low maintenance, with a paved seating area and artificial turf alongside a storage shed.

Further Information
Tenure: Freehold
Council Tax: C
EPC: E
Agents Note: The current heating in the property is gas fires to the lounge, dining room and bedrooms one and two.

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

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PROPERTY SUMMARY

An established semi detached home situated in a cul-de-sac location within the popular town of Godmanchester. The property would benefit from modernisation throughout; however, the ground floor offers a separate lounge, kitchen dining room and, accessed from a further rear hallway, a large pantry with power connected and further store room. Upstairs, two generous bedrooms and a single bedroom, all with storage, and a shower room. Outside is a block paved driveway providing off road parking for two cars comfortably, and a good-sized enclosed rear garden. Offered with no onward chain and with the property being within short distances to amenities, schools, and riverside walks, this home is highly recommended.

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