



Gumcester Way, Godmanchester, HUNTINGDON
offers over £315,000 **Freehold**

**Sharman
Quinney**

Key Features



- Welcoming Entrance Hall with convenient ground floor WC
- Spacious open plan Living/Dining Room with views over the Rear Garden
- Well appointed Kitchen with ample storage and workspace
- Three generous Bedrooms
- Contemporary Family Bathroom

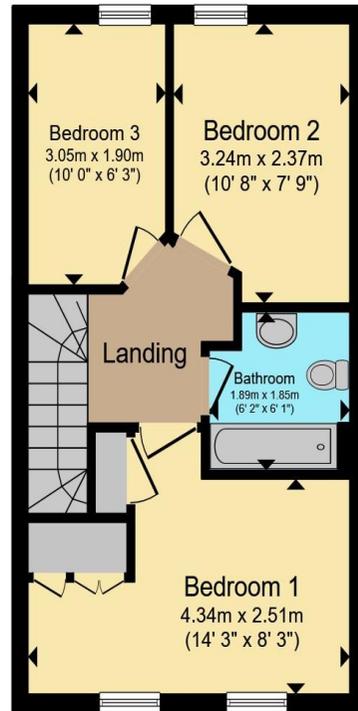
Nestled within a popular residential area, this well proportioned three bedroom semi detached home offers a fantastic opportunity for families, first time buyers, or anyone seeking a comfortable property in a well-connected location. Thoughtfully arranged and filled with natural light, the home provides a practical layout ideal for modern living.

The rear garden offers a peaceful retreat with plenty of space for children to play or for keen gardeners to enjoy. The property also benefits from a car port, ensuring secure and convenient parking.





Ground Floor



First Floor

Total floor area 67.5 m² (727 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
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Located within easy reach of local shops, schools, riverside walks, and excellent transport links to Huntingdon, Cambridge, and beyond, this home combines comfort, convenience, and charm.

Entrance Hall

Cloakroom

Kitchen - 3.06m x 2.05m (10' x 6'9").

Lounge/Dining Room - 4.66m max x 4.32m max (15'3" max x 14'2"max).

Bedroom One - 4.34m max x 2.51m max (14'3" max x 8'3"max).

Bedroom Two - 3.24m x 2.37m (10'8" x 7'9").

Bedroom Three - 3.05m x 1.90m (10' x 6'3").

Bathroom

To view this property call Sharman Quinney on:
01480 271214

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01480 271214

 Unit 3 King James Retail Centre Ermine Street,
Godmanchester, HUNTINGDON, Cambridgeshire,
PE29 2PA
 godmanchester@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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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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