



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



34 Bascraft Way, Godmanchester
Cambridgeshire. PE29 2EG

Asking Price
£134,995

IMPORTANT NOTICE: These particulars are intended only as a guide to the property. They do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects including dimensions and/or other measurements relating to the size of rooms, buildings and any garden or land. The floorplans, if included should only be viewed in conjunction with the sales particulars; they are for indicative purposes only and are not to scale. Dimensions, walls, windows, doors, fixtures & fittings and their locations are for identification only; they may be inaccurate in important respects and may not a true representation.

Three bedroom terraced home with a re-fitted bathroom with spa bath, a downstairs shower room, an open plan 23' lounge/dining room with double doors out to the garden and a re-fitted kitchen. The rear garden is laid to lawn with decking. The house has been double glazed and has gas central heating.

Full details.

The recessed double glazed entrance door leads into:

Entrance Hall

Doors to the lounge/diner and the shower room, stairs leading to the first floor with storage space under, laminate flooring, radiator and coat rack.

Shower Room

Frosted window to the front, WC, wash hand basin with tiled splashback, laminate flooring, radiator and corner shower cubicle.

Lounge/Dining Room - 23'0 x 10'2

Window to the front and double doors to the rear leading out onto the decking in the garden. Two radiators and laminate flooring. Opening through to Kitchen.

Kitchen - 9'5 x 8'5

Recently re-fitted with a range of base, wall & draw units with wooden worktops and tiled splashbacks. There is a window to the rear overlooking the garden, a ceramic sink, space for a fridge/freezer, plumbing for a washing machine, there is an integrated dishwasher, laminate flooring, gas cooker with extractor hood and a wall mounted gas central heating boiler.

Upstairs Landing

Doors to bedrooms and bathroom and access to loft. Frosted window giving light from the bathroom.

Bedroom One - 12'6 x 10'2

Window to rear and radiator.

Bedroom Two - 10'2 x 10'4

Window to front and radiator.

Bedroom Three - 9'8 x 8'7

Window to rear, radiator and laminate flooring.

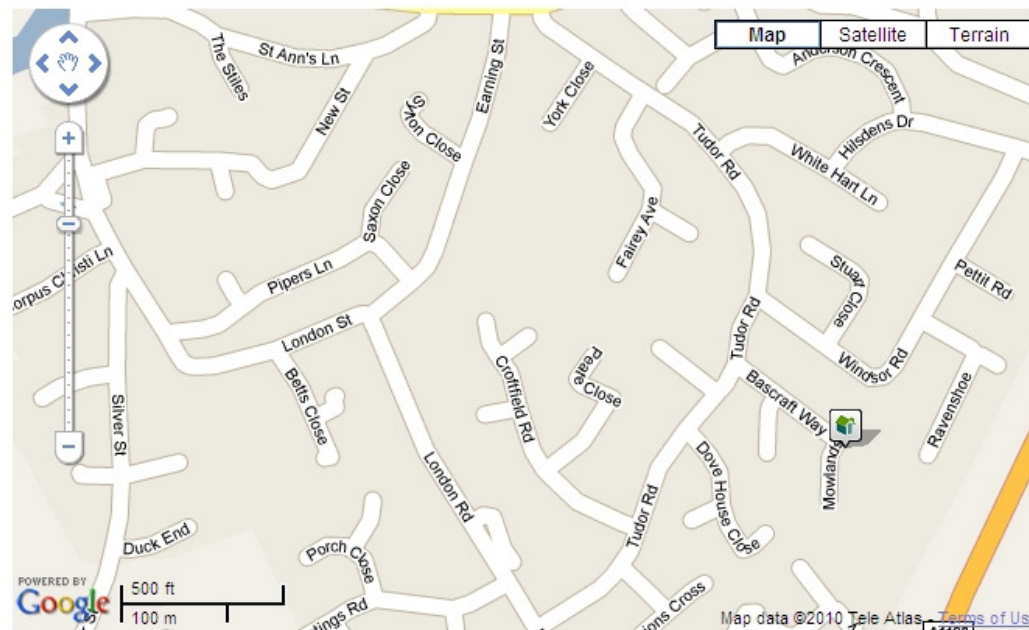
Bathroom

The bathroom has been re-fitted with a white three piece suite including a WC, wash hand basin and spa bath with shower over. There is a frosted window to the front and the landing, ceramic tiled floor and wall tiling, a chrome towel radiator & extractor fan.


Outside

The front of the property has a lawned area and a parking space.

The rear garden is fenced with gated access to the rear. There is decking from the lounge/diner across the width of the garden, a lawned area and a garden shed.



Nearest station:

 (1.5 miles) Huntingdon

For additional information or to view please call Phillip on 01480 434290.