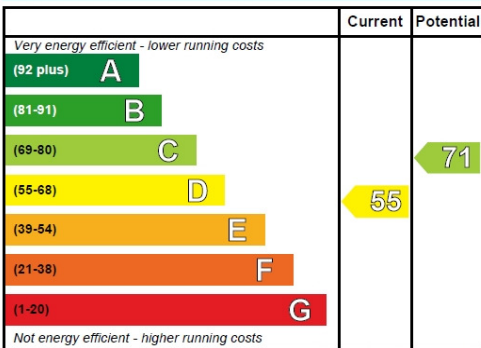


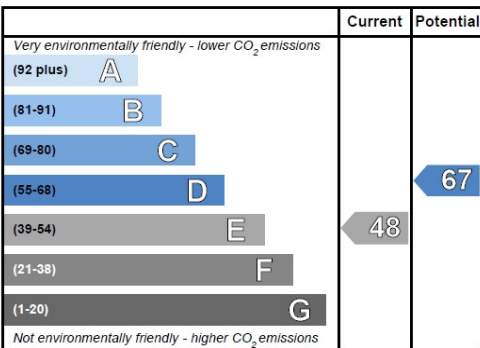


### Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

### Environment Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC



1 Cambridge Street, Godmanchester  
Cambridgeshire. PE29 2AJ

Asking Price  
£205,000

**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 be a true representation.

Located in the heart of Godmanchester and a stones throw from the river this bungalow offers two double bedrooms, a kitchen/dining room, a sitting room with fireplace, a conservatory, a cloakroom and bathroom. There is a single garage with electric roller door and a walled courtyard style garden.

#### Full details.

**uPVC entrance door to the porch with a hardwood entrance door leading into:**

#### Entrance Hall

Radiator, doors to Kitchen/Dining room, bathroom, bedrooms, garage.

#### Cloakroom

Wash hand basin and WC, door to Storage cupboard.

#### Sitting Room - 4.96m (16'3") X 4.37m (14'4")

Fireplace with brick surround, radiator, telephone point, TV point, coving to ceiling, double doors to:

#### Conservatory

uPVC double glazed with polycarbonate roof, radiator, double doors to garden.

#### Kitchen/Dining Room - 4.96m (16'3") X 4.06m (13'4")

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink unit, space for fridge/freezer, gas and electric points for cooker, bow window to front, door to:

#### Bedroom 1 - 3.97m (13') X 3.66m (12')

Bow window to side and port hole window to front, radiator.

#### Bedroom 2 - 3.20m (10'6") X 2.65m (8'8")

Bay window to side. Radiator

#### Bathroom

Bath, wash hand basin and WC, radiator.

#### Garage

There is a garage found off Chadley Lane with a roller door and door into hallway.

#### Garden

The attractive walled courtyard style garden is found to the front of the property.



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