



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



83 Roman Way, Godmanchester  
Cambridgeshire. PE29 2RW

Asking Price  
£225,000

**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.

A four bedroom, three storey house that boasts a sitting room, dining room, kitchen, downstairs cloakroom, three bedrooms and family bathroom on the first floor and the master bedroom with en-suite on the top floor. There is a rear garden and garage.

#### FULL DETAILS

Entrance Hall - Stairs to the first floor, wood effect flooring, radiator, doors off to the lounge and:

Cloakroom - Fitted with a white two piece suite comprising toilet and wash hand basin. Half height wall tiling, wood effect flooring, radiator, extractor fan.

Lounge - 14' 11" x 11' 7" (4.54m x 3.52m)  
Window to the front, fireplace with stone surround and marble hearth. TV and telephone points, wood effect flooring, radiator, archway through to:

Dining Room - 10' 5" x 9' 4" (3.18m x 2.85m)  
French doors leading out to the rear garden, wood effect flooring, radiator, door to:

Kitchen - 12' 8" x 8' 9" (3.85m x 2.67m)  
Fitted range of base, wall & draw units with complementary work tops and splashback tiling. One and a half bowl stainless steel sink with mixer tap. Plumbing for washing machine and dishwasher, space for fridge/freezer. Built in stainless steel oven, hob and extractor. Wall mounted gas fired central heating boiler. Window and door to the rear, wood effect flooring, radiator.

First Floor Landing - Window to the front, radiator, doors to bedrooms 2,3 & 4 and the bathroom, staircase to the second floor.

Family Bathroom - White three piece suite comprising toilet, wash hand basin and bath with shower attachment. Extractor fan, halogen downlighters, radiator, shaver point, airing cupboard housing hot water cylinder, half height tiling.

Bedroom Four - 9' 5" x 7' 2" (2.87m x 2.18m)  
Window to the rear, radiator.

Bedroom Two - 11' 4" x 9' 9" (3.45m x 2.96m)  
Window to the front, radiator.

Bedroom Three - 10' 7" x 9'0 (3.23m x 2.74m) (plus entrance lobby)  
Window to the rear, radiator.

Second Floor Landing - Built in eaves storage cupboard and door leading to:

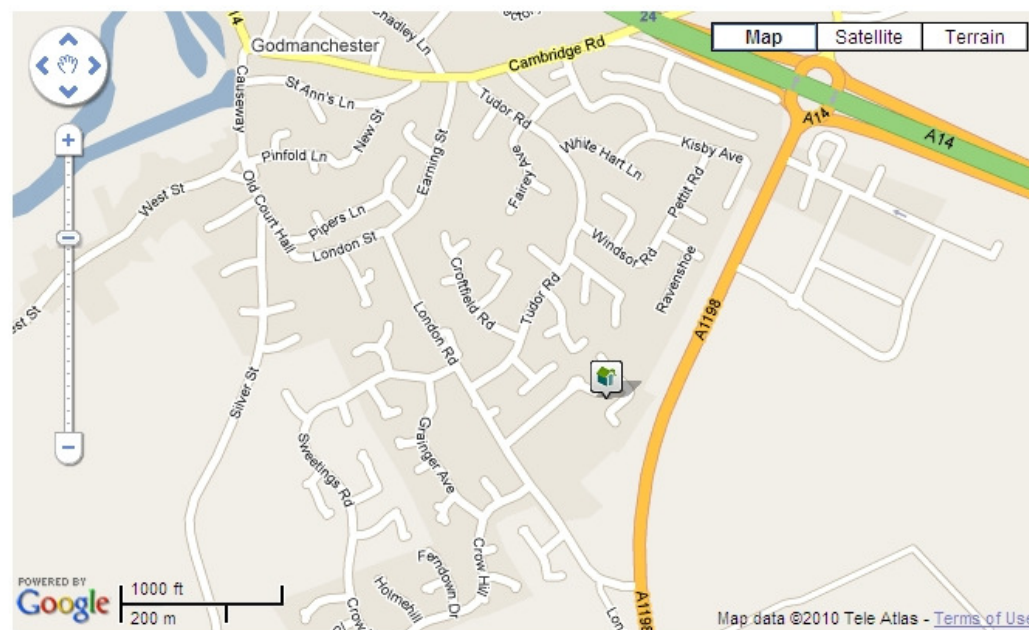
Bedroom One - 14'11" x 11'3" (4.54m x 3.42m) (plus bay)  
Bay window to rear, two built in double wardrobes, loft access, radiator, door to:

En-Suite Shower Room - Fitted with a white three piece suite comprising toilet, wash hand basin and shower cubicle. Window to the front, radiator, half height wall tiling, halogen downlighting, shaver point, extractor fan.

#### OUTSIDE

Front Garden  
Shrubs and a pathway to the entrance door. A block paved driveway to the side provides parking for two saloon size cars and leads to the garage which has an up and over door, light & power and a personal door to the garden.

Rear Garden  
Enclosed by fencing with well stocked shrub borders, patio and decked areas, an outside tap, outside light and gated side access. The garden is not overlooked.



**Nearest station:**  
🚉 (1.6 miles) Huntingdon