



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.

2 Barringer Court, London Street,
Godmanchester, Cambridgeshire. PE29 2HU

Asking Price
£235,000

Located in the heart of Godmanchester in a courtyard setting this family home was converted in 1986 from a former Brewery building. The accommodation comprises entrance hall, cloakroom, a 27' kitchen/dining room, a 26' sitting and family room, a four piece bathroom and three bedrooms. To the front is a south facing courtyard garden, a garage and off road parking.

Full property description

A stable door from the courtyard leads into:

Entrance Hall

Door into the kitchen/dining room, stairs to the first floor, storage cupboard, two radiators, doors to the cloakroom and sitting & family room.

Kitchen/Dining Room - 8.31m x 3.31m (27'3 x 10'10)

With two windows overlooking the courtyard and a further window to the side the kitchen area is fitted with a range of base, wall & drawer units with worktop, a stainless steel sink & drainer unit, an integrated oven & grill, four ring gas hob with extractor hood over, plumbing for a washing machine and dishwasher and space for a fridge and freezer. There is a stable door to the courtyard, an understairs storage cupboard and the gas central heating boiler is wall mounted in a further cupboard.

Cloakroom

Frosted window to the rear, radiator, WC and wash hand basin.

Sitting Room & Family Room - 7.96m x 3.91m (26'1 x 12'10)

L-shaped room with two windows to the front and one to the rear, three radiators and oak effect flooring. The family room/study area has a built in desk and bookshelves.

Landing

Window to the side, doors to the bathroom, bedrooms and airing cupboard, radiator and access to the loft.

Bathroom

Four piece white suite comprising shower cubicle, WC, bath and wash hand basin. There is a frosted window to the side and a towel radiator.

Master Bedroom - 4.33m x 3.91 (14'2 x 12'10)

Window to the front, built in triple wardrobe, access to the loft and a radiator.

Bedroom Two - 3.09m x 2.92m (10'2 x 9'7)

Window to the front and a radiator.

Bedroom Three - 2.94m x 2.69m (9'7 x 8'10)

Window to the front and a radiator.

Outside

Barringer Court is accessed from London Street under an archway which leads to the courtyard.

This property has a garage and parking to the front and a gate that leads to the private south facing courtyard garden. There are two stable doors leading into the house and a part glazed door into the garage. The garage has light and power connected and eaves storage space.



