



5 Chadley Lane, Godmanchester,
Cambridgeshire. PE29 2AL

Guide Price
£170,000

Located in central Godmanchester close to the Church and not on the main the through road this Victorian end terrace house has gated side access to a courtyard garden. Inside is a sitting room, kitchen, bathroom, a bedroom and a dressing room/study that was once a second bedroom.

Full property description

The front door from Chadley Lane opens into the sitting room.

Sitting Room - 3.56m x 3.32m (11'8 x 10'11)

A central gas coal effect fire with hearth, a sash window to the front, a radiator, a small cupboard housing the meters and doors to both the stairs & kitchen.

Kitchen - 3.32m x 2.07m (10'11 x 6'10)

The kitchen has base & drawer units, a sink & drainer, radiator, plumbing for a washing machine, space for a fridge, a gas oven with hob & grill, uPVC windows to the side & rear and an opening to the rear lobby which has a door to the bathroom and a uPVC door to the garden.

Bathroom

There is a bath with shower over, a WC, wash hand basin, radiator and uPVC window to the rear.

The stairs from the sitting room come up into what was a second bedroom but with the partition wall & door removed to be used as a dressing room/study area or nursery. It measures 3.32m x 2.63m (10'11 x 8'8) with a uPVC window to the rear, radiator, built in wardrobes, a wall mounted boiler and a door to the front bedroom.

Front Bedroom - 3.32m x 3.09m (10'11 x 10'2)

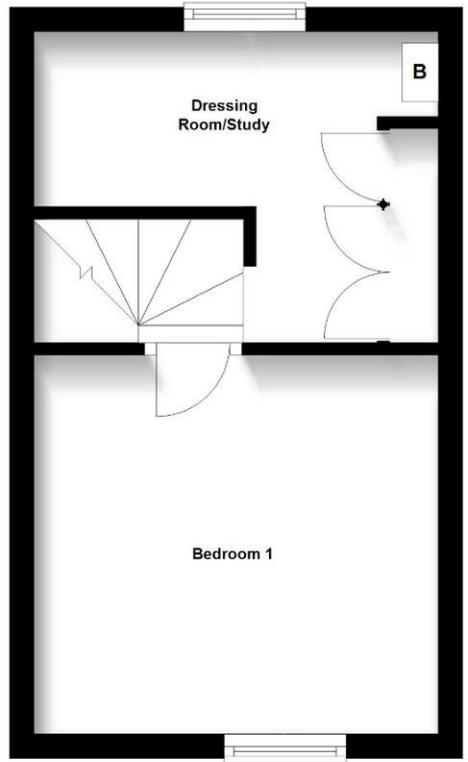
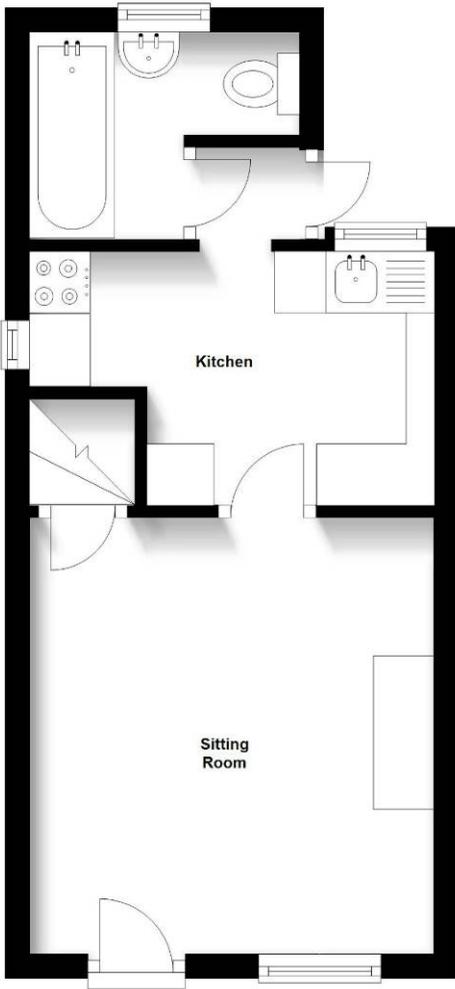
Sash window to the front, a radiator and loft access.

Outside

To the rear of the property is a paved courtyard garden with storage shed. There is gated side access which next door also has right of way to use.

Parking is unrestricted on Chadley Lane to the front of the property.

Floor Plan



Energy Performance Certificate



The EPC for this property can be requested directly from us or it can be viewed once completed from the Energy Performance Certificate register www.epcregister.com



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 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.