



46 London Street, Godmanchester  
Cambridgeshire. PE29 2HX

Asking Price  
£225,000

Located in the corner of London Street overlooking Buttermel park this detached cottage has an entrance porch, sitting room, kitchen/dining room, living room, a downstairs wet room and two bedrooms and a bathroom upstairs. The garden is enclosed and there are two outbuildings for storage.

### Full property description

The glazed entrance porch leads to the front door into the sitting room.

Sitting Room - 4.21m x 3.85m (13'10 x 12'8)

Two windows to the front, an open fireplace, a storage heater and doors to the kitchen/dining room and living room.

Kitchen/Dining Room - 3.85m x 3.06m (12'8 x 10'0)

Fitted with a range of base, wall & drawer units with sink & drainer, an electric oven, hob & grill, plumbing for a washing machine, spaces for a fridge & freezer, a storage heater, windows to the front & side and a door to the wet room.

Wet Room

Recently added to the cottage and with the potential to convert to a cloakroom and utility room the wet room currently has an electric shower, WC, wash hand basin and a window to the side.

Living Room - 4.15m x 3.85m (13'7 x 12'8) max

Patio doors to the garden, an open fireplace, a door to the staircase and an understairs cupboard.

The stairs lead up to a landing area with doorway to bedroom one.

Bedroom One - 4.15m x 3.85m (13'7 x 12'8) max

Two windows to the front, a built in wardrobe, a storage heater and a door to bedroom two.

Bedroom Two - 3.85m x 2.32m (12'8 x 7'7)

Window to the front, a storage heater, a built in cupboard and a door to the bathroom.

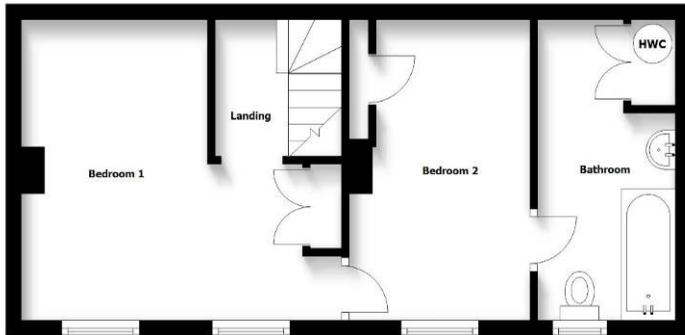
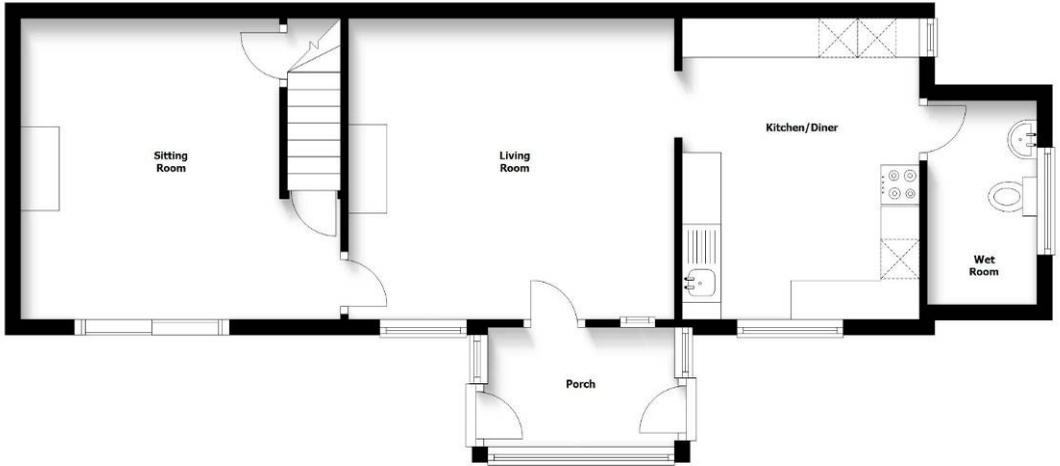
Bathroom

Window to the front, a bath, WC, wash hand basin, electric heater and airing cupboard housing the hot water cylinder.

Outside

A path from London Street leads between 44 & 48 London Street through the side of the garden of 48 to this cottage. Gated access leads into the gardens which are mainly laid to lawn with flower & shrub borders. There is a greenhouse and two outbuildings for storage. There is also a gate out onto Buttermel park.

# Floor Plans



## 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](http://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.