



2 Wigmore Close, Godmanchester
Cambridgeshire. PE29 2JX

Asking Price
£410,000

Located in a quiet cul-de-sac off Silver Street and a short walk from the centre of town this detached family home has a kitchen/breakfast room, sitting room, dining room, garden room, a utility/workshop room and downstairs cloakroom. Upstairs are four bedrooms, an en-suite shower room and family bathroom.

Full details

The front door leads into an entrance hall with stairs to the first floor with cloaks storage recess under, a radiator and doors to the cloakroom, kitchen/breakfast room and sitting room.

Cloakroom

Window to the side, WC and hand basin.

Kitchen/Breakfast Room - 10'5 x 11'8 (3.18m x 3.56m)

Fitted with a range of base, wall & drawer units with sink & drainer, integrated dishwasher, oven, grill & hob with extractor hood over, plumbing for a washing machine, a radiator, a door to the dining room, a window to the front and an external door to the side.

Sitting Room - 14'0 x 13'3 (4.27m x 4.04m)

Patio doors to the garden room, a fireplace and an opening to the dining room.

Dining Room - 10'5 x 9'11 (3.18m x 3.02m)

Patio doors to the rear garden, a radiator, a door to the kitchen and opening to the sitting room.

Garden Room 14'0 x 5'9 (4.27m x 1.75m)

French doors with side windows to the rear.

Utility/Workshop Area - 7'0 x 19'4 (2.13m x 5.9m)

Door and window to the rear garden and an internal door to the double garage.

First Floor Landing

Window to the front, doors to the bedrooms, bathroom, loft access and door to the airing cupboard which is shelved with a wall mounted gas central heating boiler and hot water cylinder.

Bedroom One - 12'7 x 9'11 (3.84m x 3.02m)

Window to the rear, radiator and door to the en-suite shower room.

En-suite

Shower cubicle, WC and wash basin.

Bedroom Two - 11'8 x 7'3 (3.56m x 2.2m)

Window to the rear and radiator.

Bedroom Three - 8'10 x 8'9 (2.7m x 2.67m)

Window to the front and radiator.

Bedroom Four - 7'10 x 12'2 (2.39m x 3.7m)

Window to the front and a radiator.

Bathroom

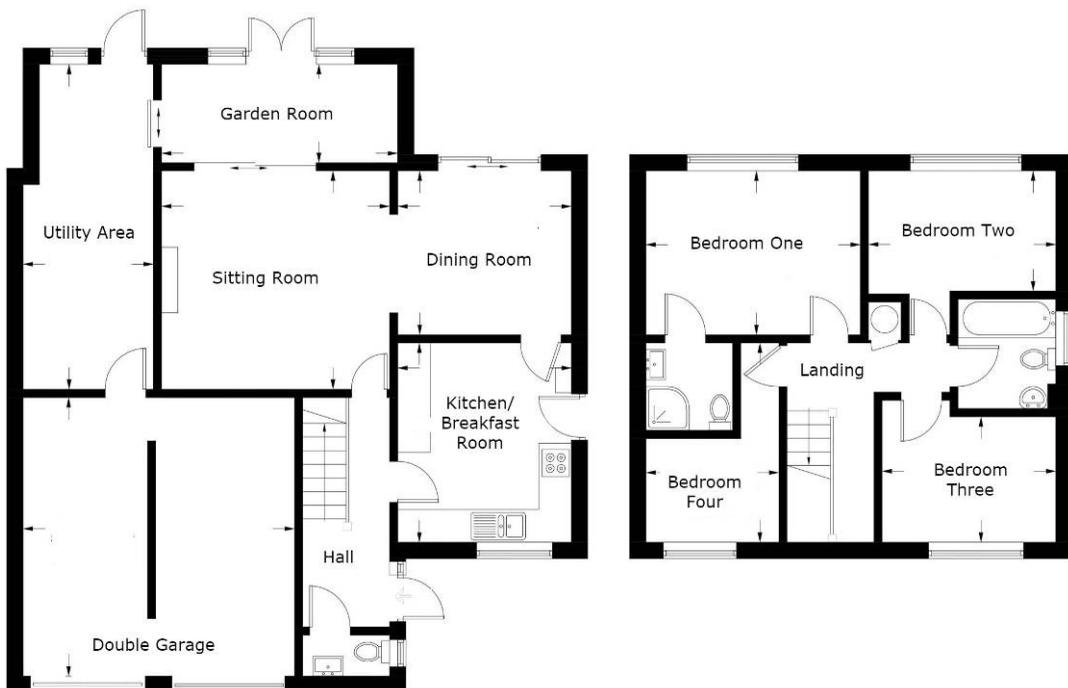
Window to the side, bath with shower over, WC, hand basin and radiator.

Outside

To the front of the property is a drive leading to a double garage. There is an open plan front garden and gated access to the back garden which is mainly laid to lawn with patio area.

Agents Notes

This house is offered for sale with no forward chain. The house is fully double glazed with gas central heating. There are solar panels on the back of the house generating an income of approx. £500 worth of electricity a year.



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 be a true representation.

