



14 London Street, Godmanchester
Cambridgeshire. PE29 2HU

Asking Price
£170,000

Located close to the centre of Godmanchester this Victorian terraced house has a sitting room, kitchen, lean to garden room, a bedroom, bathroom and a study. There is an enclosed back garden and planning permission to extend.

Full property description

The front door opens to the sitting room with wooden flooring, a fireplace, a staircase to the first floor, a radiator and an opening to the kitchen.

The kitchen is fitted with base, wall & drawer units, a sink & drainer, plumbing for a washing machine, space for a cooker, space for a fridge freezer, a radiator, window and door into the lean to and tiled flooring.

At the back of the house is a timber framed lean to with doors out to the garden.

The first floor landing has doors to the study, bedroom & bathroom.

The bedroom has a window to the front and a radiator.

The bathroom has a skylight window, bath with shower over, a WC, towel radiator and wash basin.

There is a small study with the gas central heating boiler and a window to the rear.

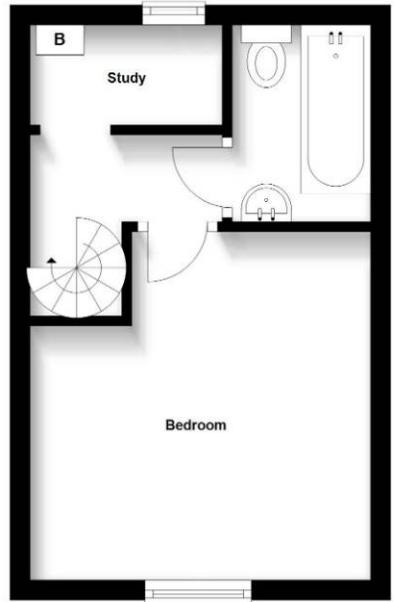
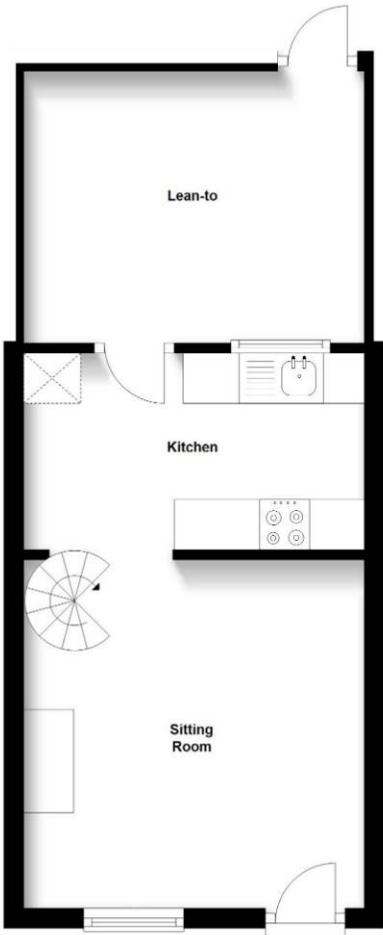
Outside

There is an enclosed garden to the rear laid mostly to lawn with flower & shrub borders and a brick storage shed with pantiled roof.

Agents Notes

This property has planning permission to add a two storey extension to the rear adding a dining room and second bedroom. Full plans can be seen on HDC's public access website. The reference is 17/02446/HHFUL

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



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.