



32 Kisby Avenue, Godmanchester
Cambridgeshire. PE29 2DA

Asking Price
£285,000

An established semi detached family home with an entrance porch & hall, sitting room, an open place kitchen/dining room, a utility room, cloakroom, a conservatory, three bedrooms and a bathroom. There is a driveway, a garage and gardens to the front and rear.

Full property description

A porch has been added to the front with a door to the entrance hall. The entrance hall has stairs to the first floor with a storage cupboard under, a radiator and doors to the sitting room and kitchen/dining room.

Sitting Room - 3.86m x 3.75m (12'8 x 12'4)

Window to the front, radiator and built in shelving and storage.

Kitchen Area - 2.50m x 2.37m (8'2 x 7'9)

Fitted with a range of base, wall & drawer units with sink & drainer, a window to the side, a shelved panty cupboard with window to the side, a radiator, a door to the utility room. The kitchen opens into the dining area.

Utility Room - 3.89m x 2.89m (12'9 x 6'7) max

A door to the side, a window to the rear, a sink, plumbing for the washing machine, space for a tumble drier and a fridge/freezer, a door to the cloakroom.

Cloakroom

A window to the rear, a WC, wash basin and space to install a shower cubicle.

Dining Area - 3.42m x 3.14m (11'3 x 10'4)

French doors to the Conservatory and a radiator.

Conservatory - 4.13m x 2.64m (13'7 x 8'8)

Windows the side, French doors to the garden and a radiator.

First Floor Landing

Window to the side, doors to the bedrooms & bathroom, a built in storage cupboard and access to the loft space.

Bedroom One - 3.44m x 3.19m (11'3 x 10'6)

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

Bedroom Two - 3.86m x 2.70m (12'8 x 8'10)

Window to the rear, built in wardrobe & shelved cupboard and a radiator.

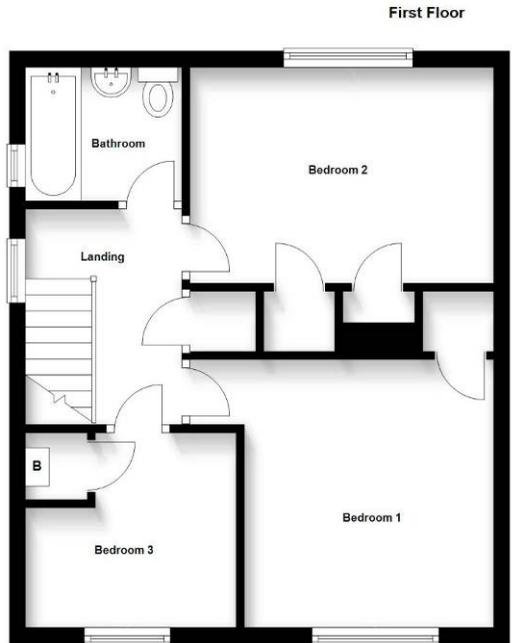
Bedroom Three - 2.67m x 2.44m (8'9 x 8'0) max

Window to the front, an over stairs storage cupboard housing the gas combi boiler and a radiator.

Outside

To the front of the house is a lawned garden and a driveway leading to a garage. Gated side access leads to a good sized back garden laid to lawn with a patio area and veg patch.

Floor Plans





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.