



3 Field Walk, Godmanchester
Cambridgeshire. PE29 2DL

Asking Price
£210,000

Centrally located this established terraced house has a cloakroom, sitting room, a re-fitted kitchen/dining room, three bedrooms and a bathroom. There are gardens to the front & rear and for sale with no forward chain.

Full property description

The recessed front door leads to an entrance hall with stairs to the first floor, doors to the cloakroom, sitting room, kitchen/dining room and a storage cupboard. There is an understairs storage space and a night storage heater.

Cloakroom

Wash hand basin, WC and window to the side.

Sitting Room - 4.98m x 3.47m (16'4 x 11'5)

Window to the front, a door to the kitchen/dining room and a storage heater.

Kitchen/Dining Room - 5.30m x 3.01m (17'5 x 9'11)

Re-fitted with a range of base, wall & drawer units, a breakfast bar, a sink & drainer, an integrated oven, grill & induction hob with extractor hood over, plumbing for a washing machine and dishwasher, spaces for a fridge & freezer, a storage heater, a window to the rear and French doors out to the garden.

Landing

Doors to the bedrooms, bathroom, airing cupboard and loft access.

Bedroom One - 4.39m x 3.46m (14'5 x 11'4)

Window to the rear and a range of built in wardrobes.

Bedroom Two - 3.58m x 2.96m (11'9 x 9'9)

Window to the front and a built in wardrobe.

Bedroom Three - 2.70m x 2.27m (8'10 x 7'5)

Window to the front and a built in wardrobe.

Bathroom

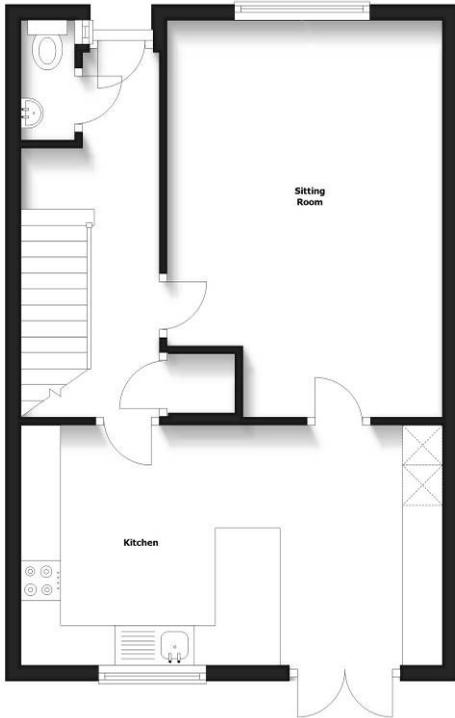
Bath, wash hand basin, WC, and a window to the rear.

Outside

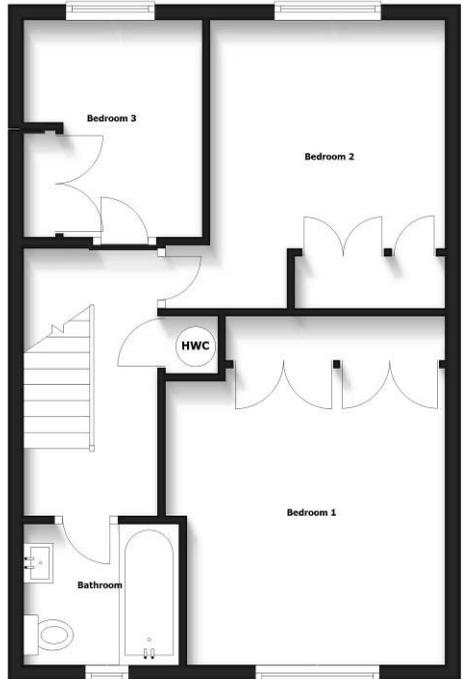
To the front is a garden with hedge around. The back garden is laid mainly to lawn with gated access to the rear and to the roadway at the back that the current owners park two cars on.

Floor Plans

Ground Floor



First Floor



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.