



25 Ferndown Drive, Godmanchester  
Cambridgeshire. PE29 2LU

Asking Price  
£179,000

A Buy to Let investment opportunity with a tenant in situ paying £700 pcm. This T type house has a lounge/dining room, a kitchen/breakfast room, two double bedrooms and a bathroom. There is gas central heating, double glazing two allocated parking spaces and an enclosed garden.

## Full property description

### Entrance Hall

The front door leads to the entrance hall which has doors to the kitchen/breakfast room, the lounge/dining room, the airing cupboard and to an understairs storage cupboard.

### Kitchen/Breakfast Room - 3.59m x 2.25m

Fitted with a range of base, wall & drawer units, a sink & drainer, an oven, grill & Hob, plumbing for a washing machine, space for a fridge/freezer, a breakfast bar, a window to the side overlooking the garden and a radiator.

### Sitting Room - 3.87m x 3.59m + bay window

Stairs lead up to the first floor, there is a box bay window to the side and a radiator.

### First Floor Landing

Doors lead to both bedrooms and the bathroom

### Bedroom One - 3.59m x 2.58

Window to the front and a radiator.

### Bedroom Two - 3.59m x 2.31m

Window to the side and a radiator.

### Bathroom

Bath with shower over, wash hand basin, WC, radiator and window to the front.

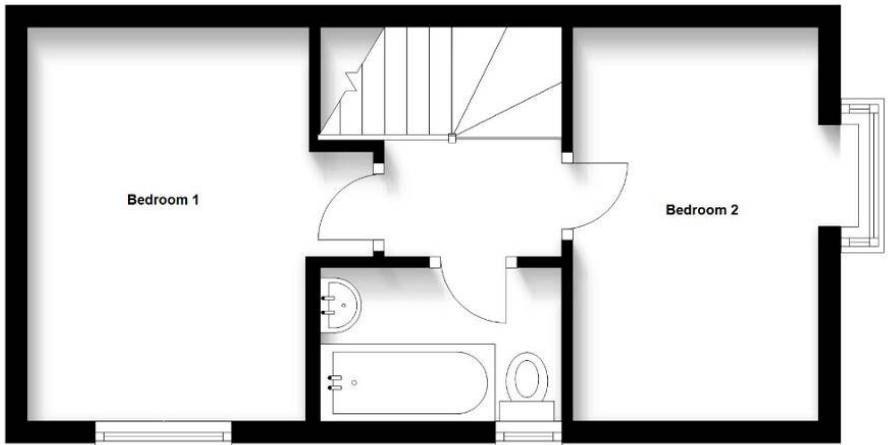
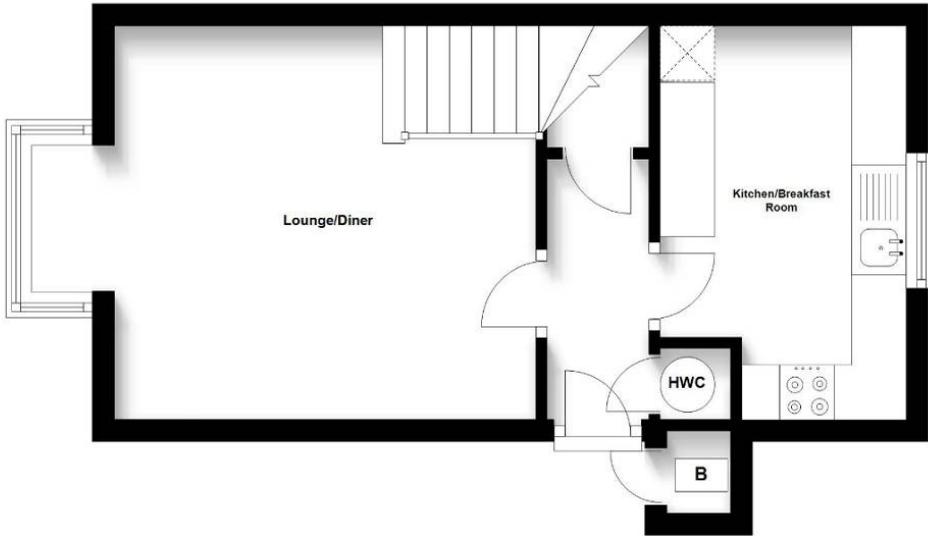
### Outside

There is an open plan lawned garden to the front & side and a fenced garden to the other side with gated access. There are two allocated parking spaces.

### Agents Notes

This property is being sold with a paying tenant in situ. The tenant has a proven track record of paying £700 pcm and would like to stay living at the house.

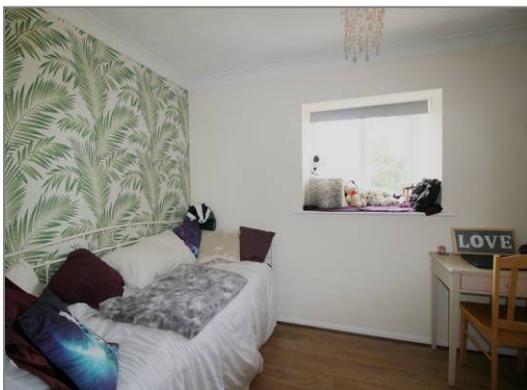
## Floor Plans



## 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.