



22 West Street, Godmanchester  
Cambridgeshire. PE29 2HG

Asking Price  
£280,000

Period Grade II Listed pantiled cottage set within the conservation area a short walk from the centre of Godmanchester. The cottage offers a sitting room with exposed beams and fireplace, a re-fitted kitchen/dining room, a re-fitted bathroom and two bedrooms. To the rear is a mature lawned garden.

### Full property details

#### Entrance Hall

An oak panelled door leads to lobby with exposed beams, oak flooring, stairs to first floor landing and a door through to the sitting room.

#### Sitting Room - 15' 7 x 14' 0 (4.75m x 4.27m)

Two windows to front, a fireplace with inset multi fuel burning stove, an opening to kitchen/dining Room, a door to an understairs storage cupboard, a radiator, wall light points, fitted oak corner cupboard housing the meters, exposed beamwork to walls & ceiling and a wooden floor.

#### Kitchen/Dining Room - 12' 8 x 11' 6 (3.85m x 3.50m)

Refitted with a range of base, wall & drawer units with work surface and tiled surrounds, sink & drainer unit with mixer tap, integrated fridge/freezer, dishwasher, washing machine & microwave. A double oven & grill with five ring gas hob and extractor hood over, a cupboard housing the gas central heating boiler, wall light points, tiled flooring, exposed beam, a radiator, a stable door to the side and window overlooking the rear garden and a door to the inner lobby.

#### Inner Lobby

Door to the airing cupboard and a further door to the bathroom.

#### Bathroom

Re-fitted with wash hand basin with cupboard under, WC, a bath with electric shower over, tiled flooring, window to rear and a radiator.

#### Landing

Exposed beams and door to both bedrooms.

#### Bedroom One - 14' 0 x 10' 2 (4.26m x 3.09m)

Sash window to the front, a radiator, exposed beams, wall light points, sliding doors to a built in wardrobe and an original cast iron fireplace.

#### Bedroom Two - 10' 11 x 10' 0 (3.33m x 3.05m) max.

Sash window to the front, a radiator and a built in wardrobe.

#### Garden

The rear garden is private and not overlooked from the rear and mainly laid to lawn with mature trees. There is also a timber shed and gated access to the side.





**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.