



21 Old Court Hall, Godmanchester  
Cambridgeshire. PE29 2HT

Asking Price  
£175,000

A Victorian terraced home in the centre of Godmanchester close to the shops and river with a sitting room, kitchen, bedroom and bathroom. There is a garden to the rear with shed and gated access to Silver Street. The house has gas central heating and double glazing.

## Full property description

The composite front door leads into the sitting room.

Sitting Room - 4.55m x 3.49m (14'11 x 11'5) max.

A uPVC window to the front, a radiator, an open fireplace, a cupboard housing the meters, stairs to the first floor and an opening to the kitchen.

Kitchen - 3.49m x 2.62m (11'5 x 8'7)

Fitted with a range of base, wall & drawer units, a sink & drainer, built in oven, grill and gas hob, plumbing for a washing machine, integrated fridge & freezer, a uPVC window to the rear and double glazed door to the garden.

## First Floor Landing

Doors to the bathroom and bedroom, the airing cupboard housing the hot water cylinder and loft access.

Bedroom - 4.55m x 3.49m (14'11 x 11'5) max.

uPVC Window to the front and a radiator.

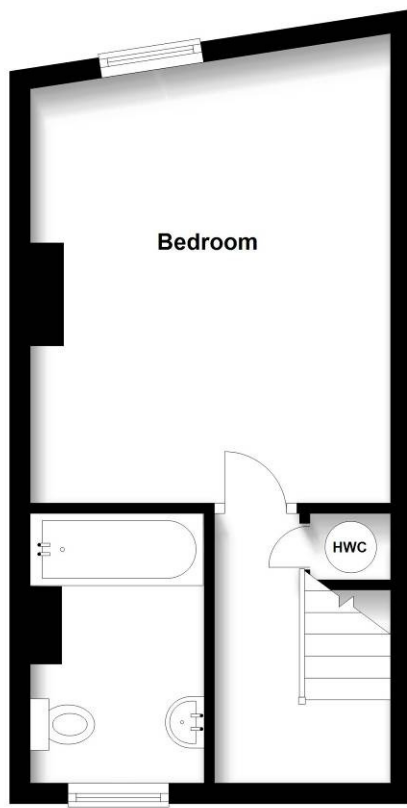
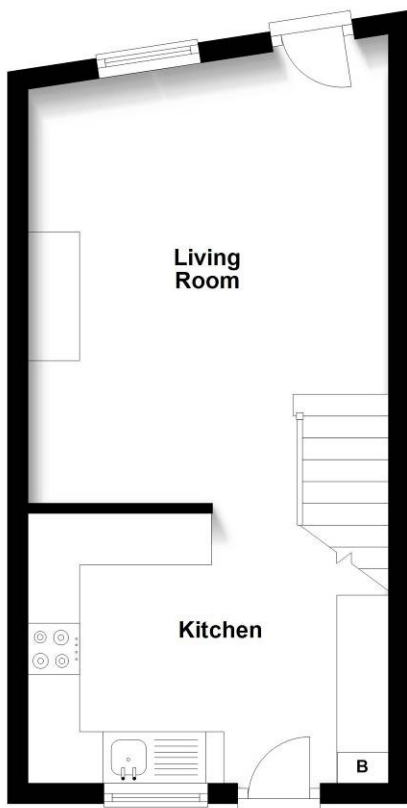
## Bathroom

Bath with shower over, WC, wash hand basin, uPVC window to rear and a towel radiator.

## Outside

To the rear of the property is a courtyard garden open to the neighbours with a garden shed and gated access to the rear to Silver Street. The current owner parks at the rear on Silver Street.

# 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.