



25 Old Court Hall, Godmanchester
Cambridgeshire. PE29 2HP

Asking Price
£230,000

Centrally located close to the shops & river this Victorian terrace house has two double bedrooms, a large upstairs bathroom, a sitting room with woodburning stove, a fitted kitchen and dining room with patio doors out to a courtyard garden. There is gas central heating and parking to the front.

Full description

The front door leads to an entrance lobby with stairs to the first floor and a door to the sitting room.

Sitting Room - 3.96m x 3.56m (12'11 x 11'8)

Window to the front, built in meter cupboard, exposed brick chimney breast with inset woodburning stove, a radiator and a doorway to the dining room.

Dining Room - 5.80m x 2.54m (19'0 x 8'4)

A patio door & stable door to the garden, a door to the kitchen and a radiator.

Kitchen - 4.32m x 2.26m (14'2 x 7'4)

Fitted with a range of base, wall & drawer units, a sink & drainer, a built in oven & grill, gas hob, plumbing for a washing machine, space for a fridge/freezer, radiator and a door to an understairs storage/pantry cupboard.

First Floor Landing

Exposed beamwork, doors to the bedrooms & bathroom and a window to the front.

Bedroom One - 3.82m x 3.33m (12'6 x 10'11)

Window to the front, two built in wardrobes, a cast iron fire place with mantle over, a radiator and a doorway to a galleried area over the stairs.

Bedroom Two - 4.35m x 2.47m (14'3 x 8'1)

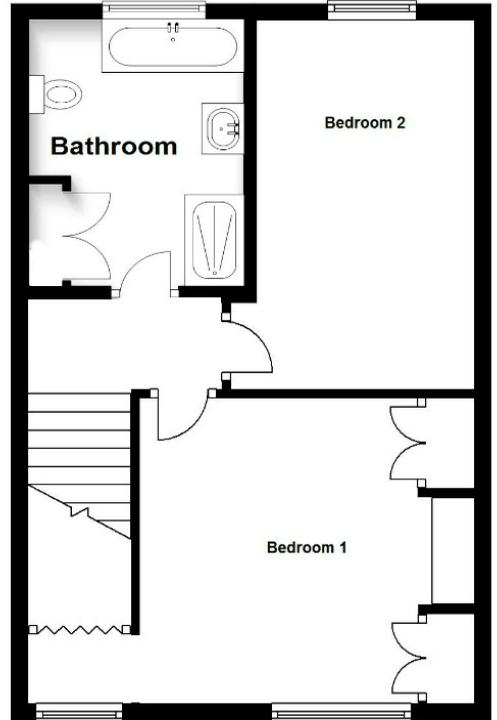
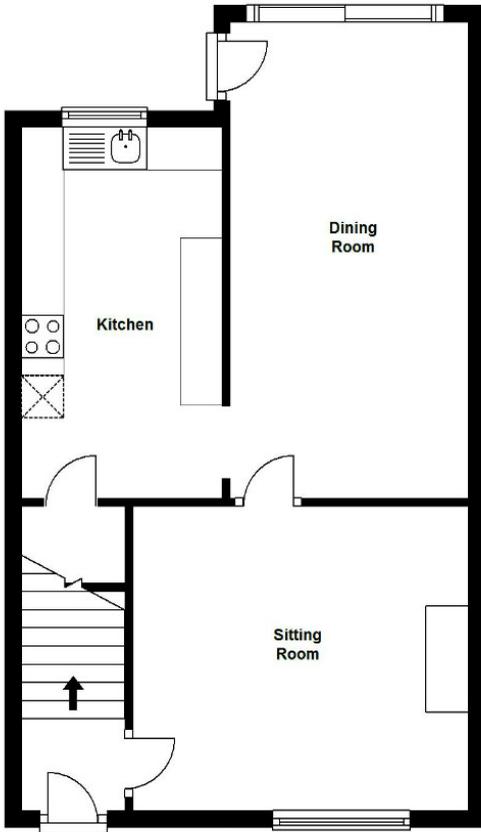
Window to the rear, a radiator and an eave storage cupboard.

Bathroom

Re-fitted with a bath, separate double shower cubicle, WC, wash basin, double doors to the airing cupboard, window to the rear, towel rail and a radiator.

Outside

The pavement to the front provides parking. To the rear is a block paved courtyard garden with right of way to the side.



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.