



5 Pettit Road, Godmanchester  
Cambridgeshire. PE29 2DB

Asking Price  
£250,000

An established semi detached house with a sitting room, kitchen/dining room, a rear lobby and store room, three bedrooms and a bathroom. There is a front garden, driveway, single garage and a large back garden. The house has potential to extend and is offered with no forward chain.

## Full property description

### Entrance Hall

Stairs to the first floor with small storage cupboard under, a radiator and doors to the sitting room and kitchen/dining room.

### Sitting Room - 3.85m x 3.70m (12'8 x 12'2)

Window to the front, radiator and a gas fire.

### Kitchen/Dining Room - 5.94m x 3.84m (19'6 x 12'7) max.

The kitchen area has a window to the side, base, wall & drawer units with a sink & drainer, a gas cooker point, a door to the rear lobby and opening to the dining area with radiator and French doors to the garden.

### Rear Lobby

Recently replaced wall mounted gas fired boiler, a door to a store room and a door to the side.

### First Floor Landing

Window to the side, loft access and doors to the bedrooms, bathroom and airing cupboard.

### Bedroom One - 3.86m x 2.70m (12'8 x 8'10)

Window to the rear and a built in cupboard.

### Bedroom Two - 3.26m x 3.16m (10'8 x 10'4)

Window to the front, radiator, built in cupboard.

### Bedroom Three - 2.67m x 2.38m (8'9 x 7'10)

Window to the front, radiator.

### Bathroom

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

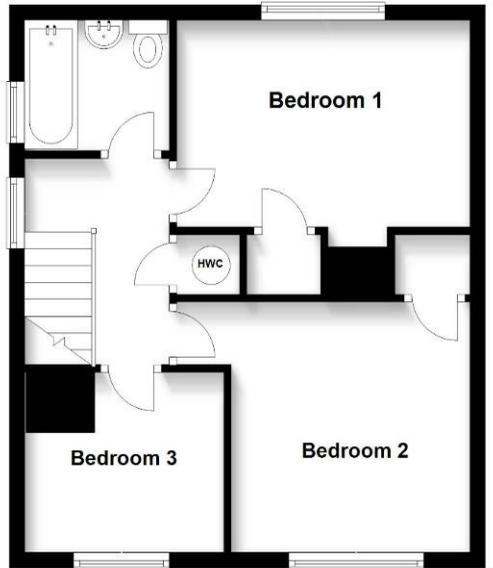
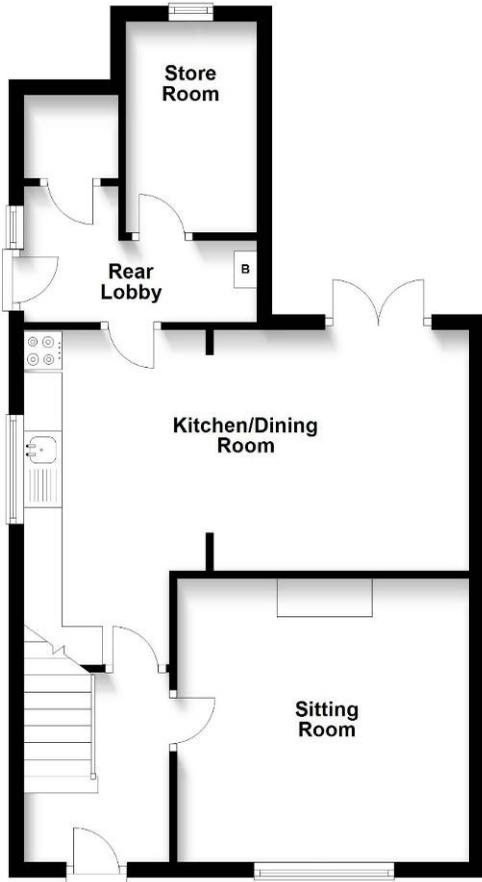
### Outside

To the front of the house is an open plan garden area, a driveway to the side leading to the garage and gated access to the large back garden which is mostly lawned with flower & shrub borders.

### Agents Notes

This house is for sale with no forward chain. This house has the potential to extend subject to planning permissions. Several neighbouring properties have been extended in various ways.

## 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.