



82 Roman Way, Godmanchester
Cambridgeshire. PE29 2RW

Asking Price
£319,995

This modern three storey townhouse offers a sitting room, dining room, fitted kitchen and cloakroom on the ground floor, three bedrooms and a bathroom on the first floor and a master bedroom and en-suite on the top floor. There is a back garden, garage & parking, gas central heating & double glazing.

Full details

The front door leads into the entrance hall with tiled flooring, stairs to first floor, a radiator and doors to the cloakroom & sitting room.

Sitting Room - 14' 9" x 11' 6" (4.50m x 3.50m)

Window to the front, radiator and archway through to the dining room.

Dining Room - 10' 6" x 9' 2" (3.20m x 2.80m)

Wood flooring, French doors to the garden, radiator and door to the kitchen.

Kitchen - 13' 1" x 8' 10" (4.00m x 2.70m)

Fitted with a range of base, drawer and wall mounted units with sink & drainer, integrated double oven with grill & gas hob and stainless steel extractor hood over, space for fridge/freezer, plumbing for a washing machine and dishwasher window and door to the rear garden, radiator and a wall mounted gas fired central heating boiler.

Cloakroom

Wash hand basin, WC, radiator and extractor fan.

First Floor Landing

Window to the front, radiator, stairs to second floor and doors to bedrooms two, three, four and the bathroom.

Bedroom 2 - 11' 6" x 9' 10" (3.50m x 3.00m)

Window to the rear and a radiator.

Bedroom 3 - 11' 6" x 10' 6" (3.50m x 3.20m)

Window to the rear and a radiator.

Bedroom 4 - 9' 6" x 7' 1" (2.90m x 2.15m)

Window to the rear and a radiator.

Bathroom

Bath with shower over, WC, wash hand basin, radiator and a door to the airing cupboard with shelving and housing the hot water cylinder.

Second Floor Landing

Eaves storage cupboard and a door to the Master Bedroom.

Master Bedroom - 11' 6" x 11' 2" (3.50m x 3.40m)

Window to the rear, radiator, built in wardrobes, a door to the en-suite and access to the loft space.

En-Suite Shower Room

Shower cubicle, WC, wash hand basin, window to the front and a radiator.

Outside

The front garden has mature shrubs and pathway to the front door with a drive way to the side providing off road parking for two or three cars. There is a garage with power and lighting. Gated side access leads to the back garden which has a patio area and an area of artificial grass, a side door to the garage. Then there is a screened area to the rear with storage shed and a further patio area.

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

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.

