



Cob Place, Godmanchester, PE29 2XD



Asking Price: £425,000

Freehold

Cob Place, Godmanchester, PE29 2XD

- Detached Family Home
 - Four Bedrooms, One En-Suite
 - Kitchen/Breakfast Room
 - Two Reception Rooms
 - Downstairs Cloakroom
 - Utility Room
 - Garage and Parking
 - Well Presented
 - Freehold
 - Energy Rating: D/63
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Located in the highly sought-after town of Godmanchester, the property enjoys convenient access to a range of local amenities, including shops, pubs, cafes, and beauty salons. Excellent bus routes connect the area to the neighbouring towns of Cambridge and Huntingdon.

The interior of the house is well presented, providing generous living space that comprises an inviting entrance hall, spacious lounge, dining room, a well-appointed kitchen/breakfast room, utility room, and downstairs cloakroom. Upstairs there are four bedrooms, an en-suite to the main bedroom, and family bathroom.

Adding to its allure, the property has well-maintained front and rear gardens and further benefits include an integral garage and driveway providing off-street parking.

Council Tax Band E
Huntingdon District Council
Details subject to approval



Accommodation

Entrance Hall 14'4" x 3'3" (4.37m x 1m).

Living Room 14'5" x 13'4" (4.4m x 4.06m).

Dining Room 10'9" x 10'5" (3.28m x 3.18m).

Kitchen 10'9" x 9'10" (3.28m x 3m).

Utility Room 7'4" x 6'1" (2.24m x 1.85m).

Downstairs Cloakroom 5'10" x 3' (1.78m x 0.91m).

Landing 11'1" x 3'2" (3.38m x 0.97m).

Bedroom One 12'5" x 10'9" (3.78m x 3.28m).

En-Suite 7'10" x 4'11" (2.4m x 1.5m).

Bedroom Two 14'10" x 9'2" (4.52m x 2.8m).

Bedroom Three 9'3" x 7'9" (2.82m x 2.36m).

Bedroom Four/Office 15'11" x 7'5" (4.85m x 2.26m).

Bathroom 7'10" x 7'1" (2.4m x 2.16m).

Garage and Driveway

Front and Rear Gardens



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