



15 Stokes Drive, Godmanchester, PE29 2UW



Offers in excess of: £350,000 Freehold

Stokes Drive, Godmanchester, PE29 2UW

- Semi-Detached Home
- Well Presented Throughout
- Three Bedrooms
- En-Suite to Main Bedroom
- Refitted Bathroom
- Downstairs WC
- Low Maintenance Garden
- Parking and Carport
- Freehold
- Energy Rating: C/79

Coming through the front door, the spacious downstairs accommodation comprises entrance hall, living room with double doors leading to the garden, an open plan kitchen/dining area and downstairs wc.

Heading upstairs there are three bedrooms, bathroom and an en-suite to the principal bedroom.

Externally the property has a low maintenance garden, parking for 3/4 vehicles and a covered car port.

Council Tax Band C
Huntingdon District Council

Draft details subject to approval.



Accommodation

Entrance Hall

8'3" x 6'2" (2.51m x 1.88m).

Downstairs WC

4'11" x 4'2" (1.5m x 1.27m).

Living Room

15'10" x 10'2" (4.83m x 3.1m).

Kitchen

16' x 7'1" (4.88m x 2.16m).

Dining Area

8'5" x 8'4" (2.57m x 2.54m).

Landing

Bedroom One

18' x 8'11" (5.49m x 2.72m).

En-Suite

8'1" x 5'10" (2.46m x 1.78m).

Bedroom Two

10'2" x 9'1" (3.1m x 2.77m).

Bedroom Three

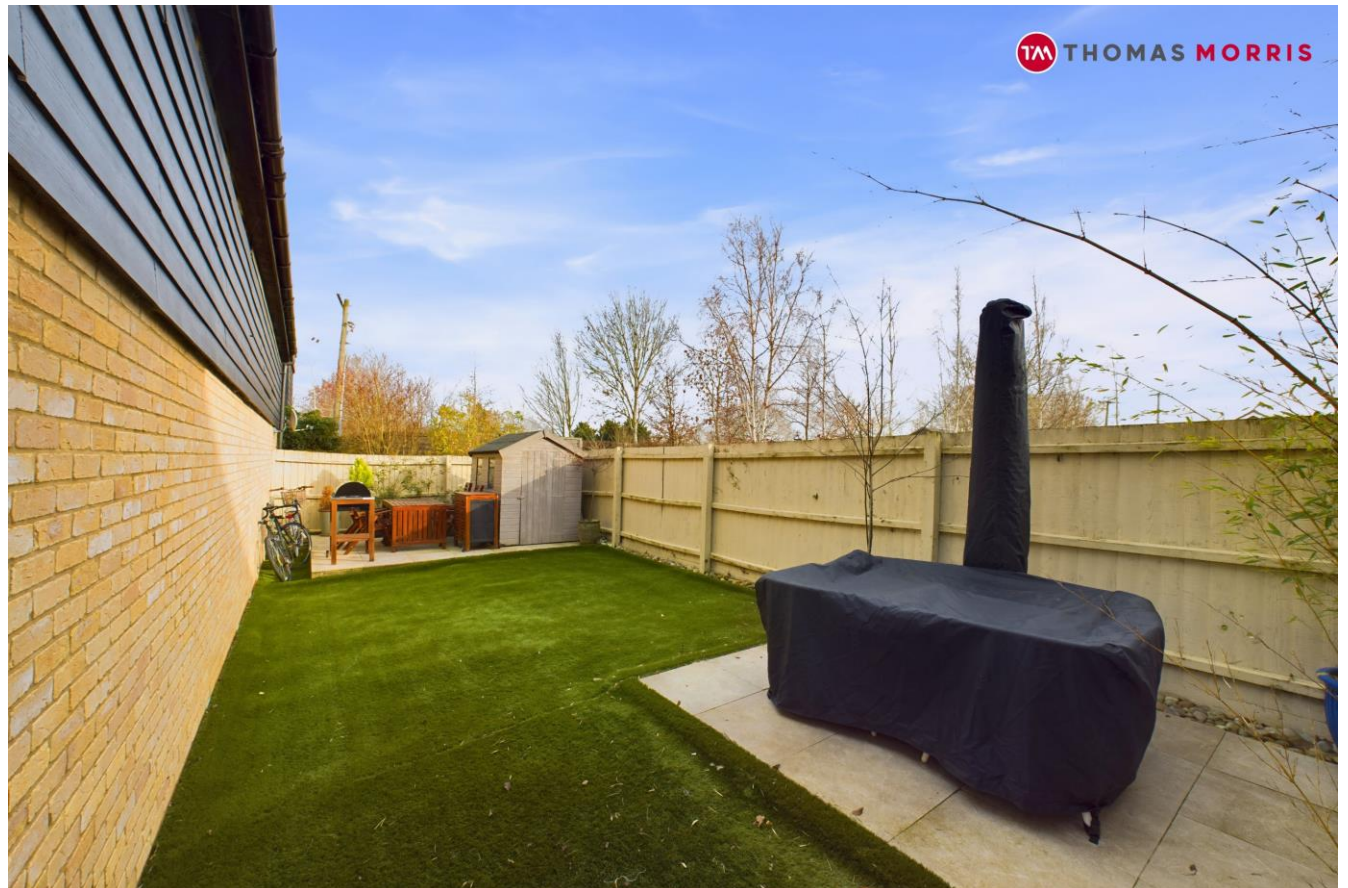
6'9" x 6'5" (2.06m x 1.96m).

Bathroom

6'8" x 6'3" (2.03m x 1.9m).

Garden

Driveway and Carport



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



Thomas Morris

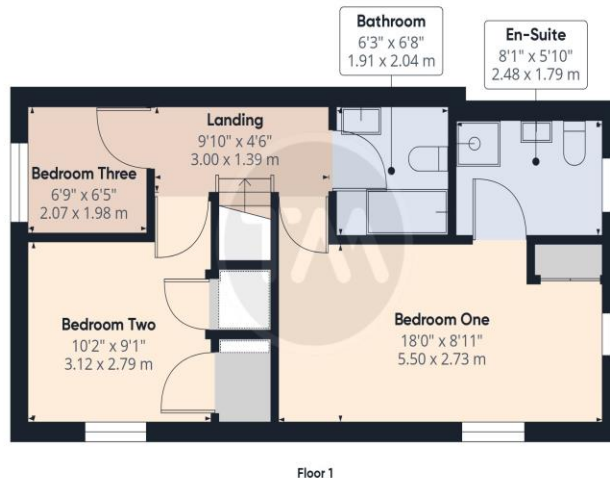
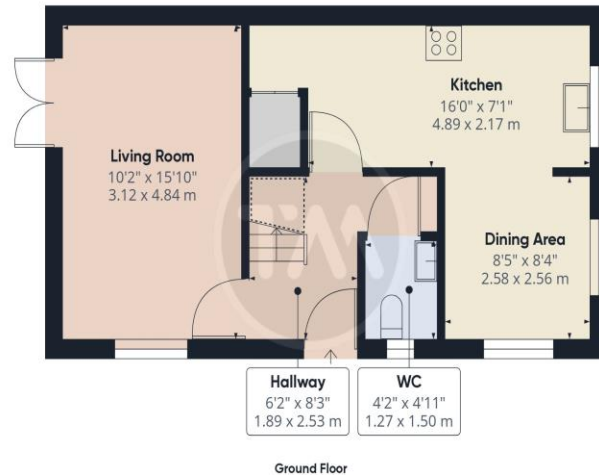
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Approximate total area[®]
929.42 ft²
86.35 m²

Reduced headroom
11.94 ft²
1.11 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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