



Cob Place, Godmanchester, PE29 2XD





Offers in excess of: £400,000 Freehold

Cob Place, Godmanchester, PE29 2XD

- No Onward Chain
 - Detached Family Home
 - Well Presented
 - Four Bedrooms, One En-Suite
 - Kitchen and Utility Room
 - Two Reception Rooms
 - Downstairs Cloakroom
 - Garage and Parking
 - Freehold
 - Energy Rating: D/59
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Coming through the front door the spacious downstairs accommodation comprises entrance hall, wc, living room, dining room, kitchen and utility room.

Upstairs the property benefits from four good sized bedrooms, family bathroom and an en-suite to the principal bedroom.

Externally the property has an enclosed rear garden with views over open fields. Gated access leads to the front of the property which has a driveway for two vehicles and leads to a single garage.

Council Tax Band: E
Huntingdonshire District Council

Draft details subject to approval

Accommodation

Entrance Hall 11'8" x 6'2" (3.56m x 1.88m).

Living Room 20'6" x 11'4" (6.25m x 3.45m).

Dining Room 16'8" x 10'10" (5.08m x 3.3m).

Kitchen 12'10" x 7'9" (3.9m x 2.36m).

Utility Room 8'7" x 4'10" (2.62m x 1.47m).

Downstairs WC 6'2" x 2'10" (1.88m x 0.86m).

Landing 6'11" x 6' (2.1m x 1.83m).

Bedroom One 11'2" x 10'2" (3.4m x 3.1m).

En-Suite 7' x 4'6" (2.13m x 1.37m).

Bedroom Two 10'6" x 10'1" (3.2m x 3.07m).

Bedroom Three 10'5" x 7' (3.18m x 2.13m).

Bedroom Four 7' x 6' (2.13m x 1.83m).

Family Bathroom 7' x 3'10" (2.13m x 1.17m).

Garage and Driveway 17'4" x 9'4" (5.28m x 2.84m).

Front and Rear Gardens



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.



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