



London Street, Godmanchester, PE29 2HU



Guide Price: £175,000

Freehold

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- Two Bedrooms
- Outbuilding
- Town Centre Location
- Living Room with Log Burner
- Ideal Investment/First Purchase
- Original Features
- Located in Distance to Mainline Train Station
- No Onward Chain
- Freehold
- Energy Rating: D/59

Presented with no onward chain, this charming two-bedroom property resides in the heart of Godmanchester. Ideal for first-time buyers, the accommodation includes a lounge boasting a log burner, dining room and kitchen. Upstairs is a refitted bathroom and two bedrooms. Outside, the property has an enclosed rear garden, complete with a brick-built shed perfect for a home office. Conveniently located, it offers easy access to Huntingdon train station and a variety of local amenities including shops, pubs, and a doctor's surgery.

Council Tax Band: B Huntingdonshire District Council

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



Accommodation

Living Room

11'11" x 10' (3.63m x 3.05m).

Dining Room

12' x 9'11" (3.66m x 3.02m).

Kitchen

7'5" x 5' (2.26m x 1.52m).

Landing

9'10" x 5'2" (3m x 1.57m).

Bedroom One

12' x 10' (3.66m x 3.05m).

Bedroom Two

9'11" x 6'6" (3.02m x 1.98m).

Bathroom

7'6" x 6'9" (2.29m x 2.06m).

Rear Garden



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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Ground Floor



Floor 1

Approximate total area⁽¹⁾

546.8 ft²
50.8 m²

(1) Excluding balconies and terraces

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

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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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