



7 London Street, Godmanchester, PE29 2HU





Offers in excess of: £220,000 Freehold

London Street, Godmanchester, PE29 2HU

- Two Bedrooms
 - Outbuilding
 - Town Centre Location
 - Living Room with Logburner
 - 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

Draft details subject to approval

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 with Outbuilding



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

59 High Street, Huntingdon, Cambridgeshire,
PE29 3DN

T: 01480 414555

enquiries@tm-huntingdon.co.uk

Visit all our properties at
thomasmorris.co.uk



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.

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.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

