



**49 West Street, Godmanchester**

In Excess of **£150,000**

 **Oliver James**  
Property Sales & Lettings



## 49 West Street

Godmanchester, Huntingdon, PE29 2HH.

A quirky one bedroom Victorian home, close to local shops and picturesque riverside walks. Offered with no forward chain.

Council Tax Band: A

Tenure: Freehold

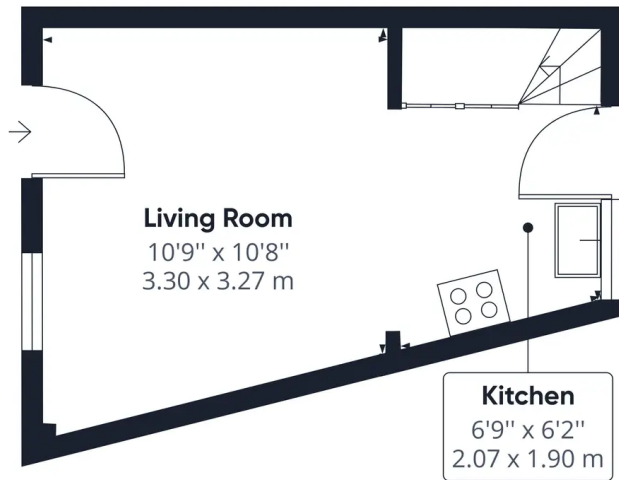
- Victorian terraced home.
- One double bedroom.
- One reception room.
- Close to picturesque riverside walks.
- On street parking nearby.
- Ideal investment or first time purchase.
- The Property is sold with no forward chain.
- Mains gas central heating & UPVC double glazing.
- Small courtyard garden to the rear.
- EPC: D.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		<b>92</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Living Room**  
10'9" x 10'8"  
3.30 x 3.27 m

**Kitchen**  
6'9" x 6'2"  
2.07 x 1.90 m

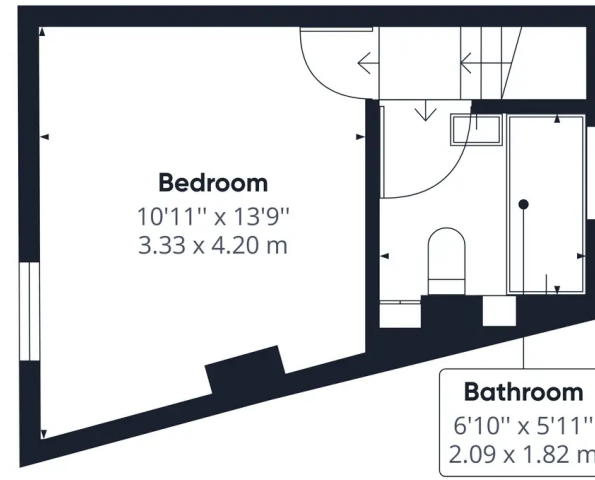
Ground Floor

Approximate total area<sup>(1)</sup>  
204.36 ft<sup>2</sup>  
18.99 m<sup>2</sup>

(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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**Bedroom**  
10'11" x 13'9"  
3.33 x 4.20 m

**Bathroom**  
6'10" x 5'11"  
2.09 x 1.82 m

Floor 1

Approximate total area<sup>(1)</sup>  
178.18 ft<sup>2</sup>  
16.55 m<sup>2</sup>

(1) Excluding balconies and terraces

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