



17 Pipers Lane, Godmanchester
£299,995

 **Oliver James**
Property Sales & Lettings



17 Pipers Lane

Godmanchester, Huntingdon

An idyllic semi-detached cottage with brick built home studio and south facing garden, located in a central position.

Council Tax band: B

Tenure: Freehold

- Character semi-detached home.
- Three bedrooms.
- The Gross Internal Floor Area is approximately 688 sq/ft / 64 sq/metres.
- Recently refitted kitchen.
- Recently refitted bathroom.
- Residents on street parking.
- Brick built studio with en-suite cloakroom.
- Situated within walking distance of local shops, amenities and riverside walks.
- Easy and quick access to the A14 road network - 7 minutes drive to the Train Station.
- EPC: D.





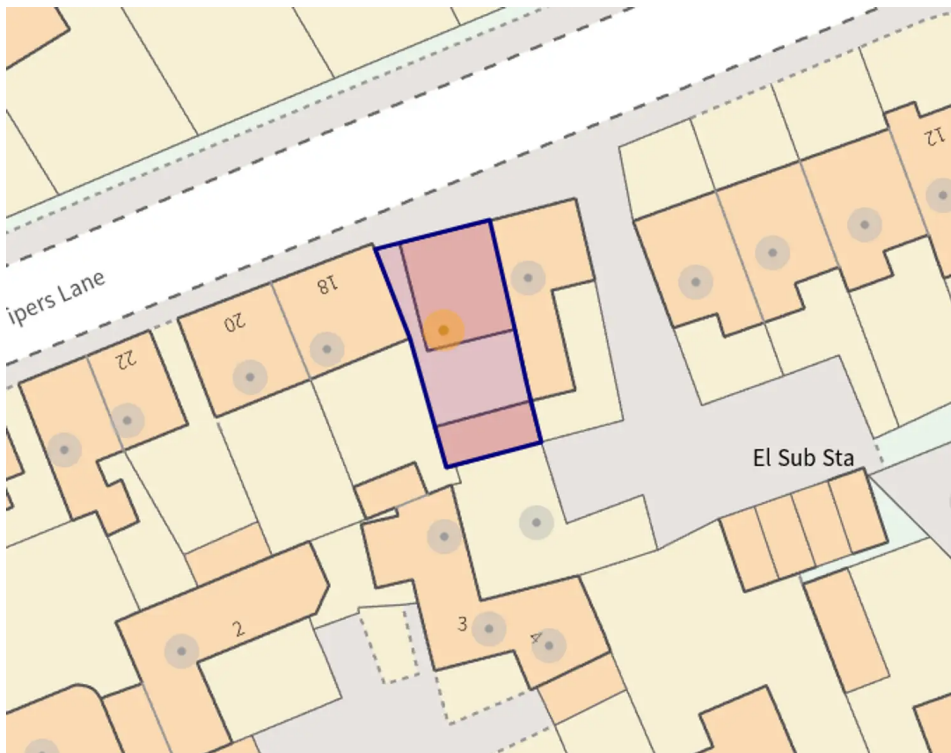
INTRODUCTION

Tucked down an idyllic lane within central Godmanchester, the property is aesthetically pleasing from the front elevation with a doorway taking you into an entrance porch with a space for coats and a quarry tiled floor. The downstairs bathroom has a wet room floor with a shower over and a separate bath with modern fixtures and fittings. The living dining room is dual aspect with a window to the front and french doors to the rear. The kitchen has been recently refitted with a modern range of units and work surface space. Upstairs there are three bedrooms, the principal of which has fitted wardrobes and storage as well as an en-suite WC with a large cupboard. Externally the garden is low maintenance and there is access to the studio or home office, which is an insulated space with a window to the side and en-suite cloakroom as well.

LOCATION

The idyllic and picturesque village of Godmanchester is situated adjacent to Huntingdon just over the River Ouse - easily within walking distance of the town centre, bus and train station. Within Godmanchester itself there are a number of impressive examples of architecture including the Parish Church, Island Hall and the Chinese Bridge as well as numerous local amenities including public houses, hairdressers, schools and shops as well as countryside walks.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

