



1 Hudpool, Godmanchester
£165,000

 **Oliver James**
Property Sales & Lettings



1 Hudpool

Godmanchester, Huntingdon

A lovely one bedroom end of terrace home with allocated parking and south / easterly facing, private, garden. No chain.

Council Tax band: A

Tenure: Freehold

- End of terrace home.
- One double bedroom.
- The Gross Internal Floor Area is approximately 365 sq/ft / 33 sq/metres.
- UPVC double glazing and gas fired central heating.
- Lovely enclosed south / westerly facing garden.
- Potential investment with a tenant or situ / or vacant possession.
- Allocated, off road, parking space.
- Quiet cul-de-sac location within walking distance of local amenities.
- The Property is sold with no forward chain.
- EPC: C.





INTRODUCTION

The property is well positioned at the end of a row of terraced homes, with the front door opening into a light and airy living room with box window overlooking the rear garden. The kitchen is well fitted with a range of wall and base mounted cupboard units and work surface as well as some handy understairs storage. Upstairs is a double bedroom and well appointed bathroom. A real feature of the property is the good sized, enclosed, garden which faces south westerly as well as a hard standing parking space.

LOCATION

The idyllic and picturesque Town 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.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 365 sq/ft / 33 sq/metres.

LIVING ROOM

10' 8" x 11' 1" (3.25m x 3.38m)

UPVC door to front elevation. UPVC box window overlooking the garden. Radiator.

KITCHEN

6' 4" x 7' 8" (1.93m x 2.34m)

Fitted with a range of wall and base mounted cupboard units with a granite effect work surface. UPVC window to rear elevation. Integrated electric oven and grill, four ring electric hob with extractor hood over. Stainless steel sink with drainer. Plumbing for washing machine. Understair cupboard.

LANDING

Radiator. Loft access.





LANDING

Radiator. Loft access.

BEDROOM

10' 8" x 11' 0" (3.25m x 3.35m)

UPVC window to side elevation. Radiator. Built in cupboard.

BATHROOM

6' 3" x 4' 9" (1.91m x 1.45m)

Fitted with a three piece suite comprising panelled bath with independent shower over, shower screen and tiled surrounds, low level WC and pedestal wash hand basin. Obscure UPVC window to side elevation. Radiator.

EXTERNAL

The property benefits from an enclosed, lawned, garden which is south / westerly in orientation. Gated access leads to the hard standing, off road, parking space.

COUNCIL TAX

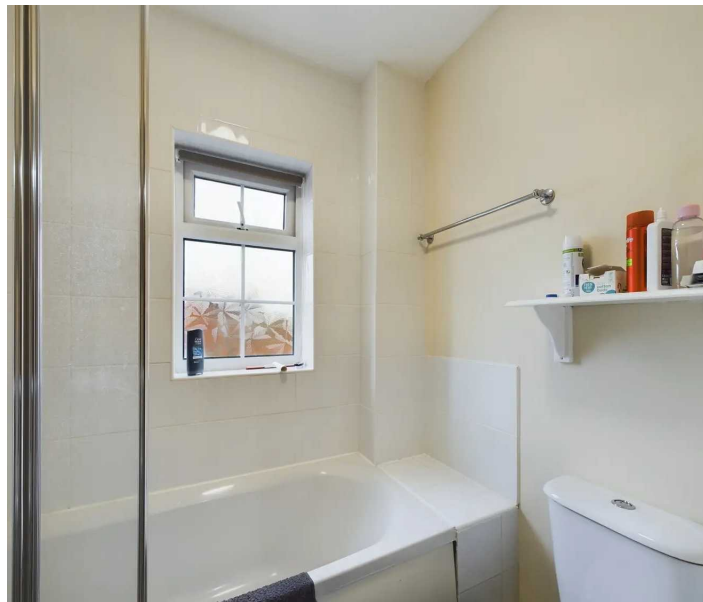
The Council Tax Band for the Property is A.

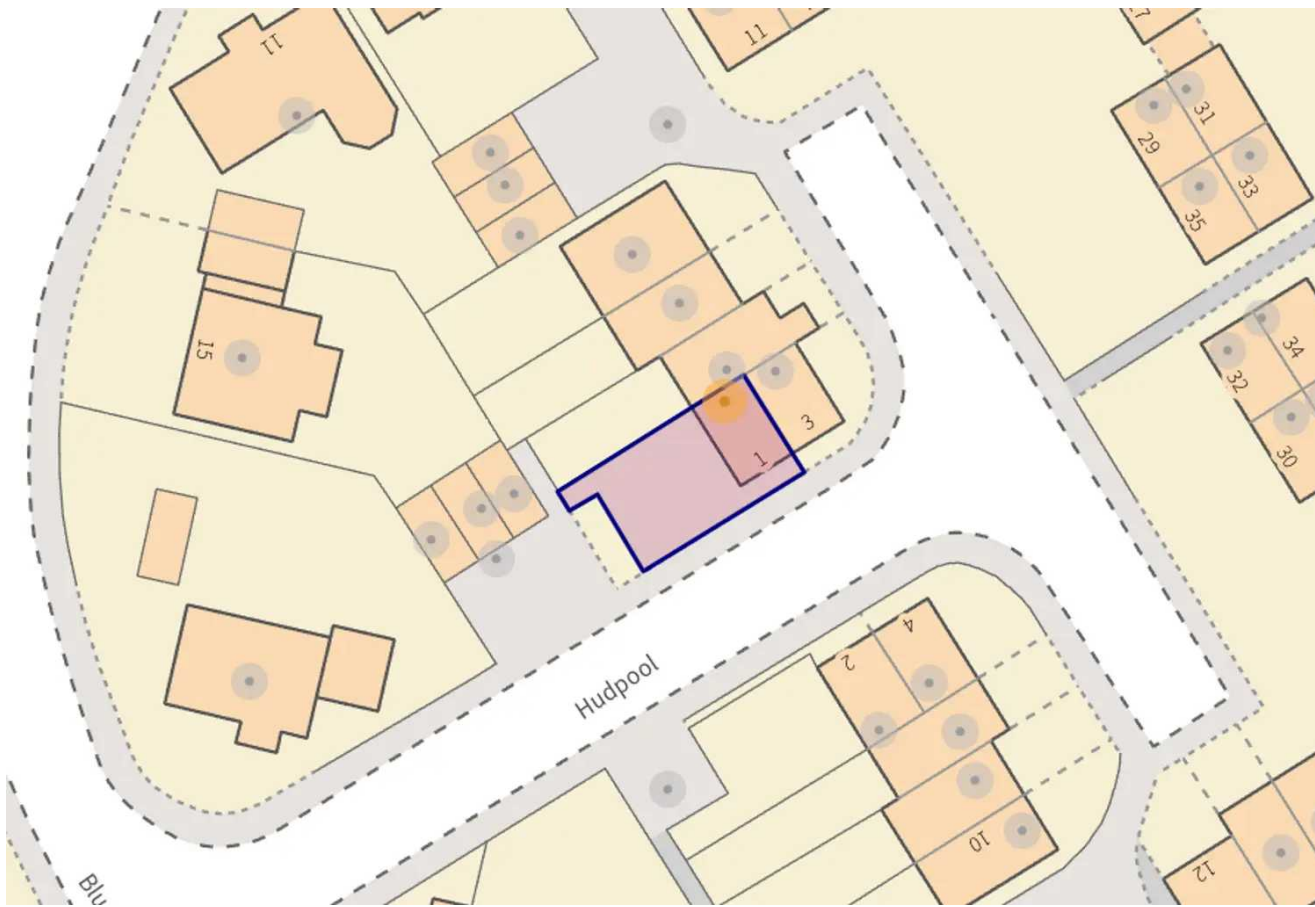
TENURE

The Tenure of the Property is Freehold.

AGENTS NOTES

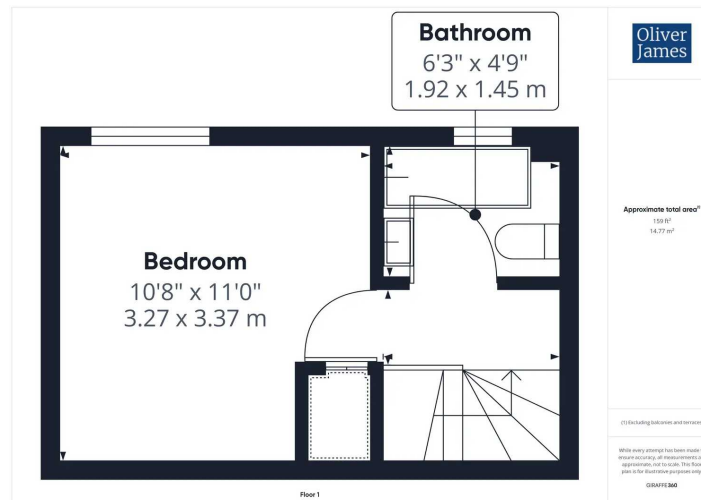
These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.





MONEY LAUNDERING REGULATIONS

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.





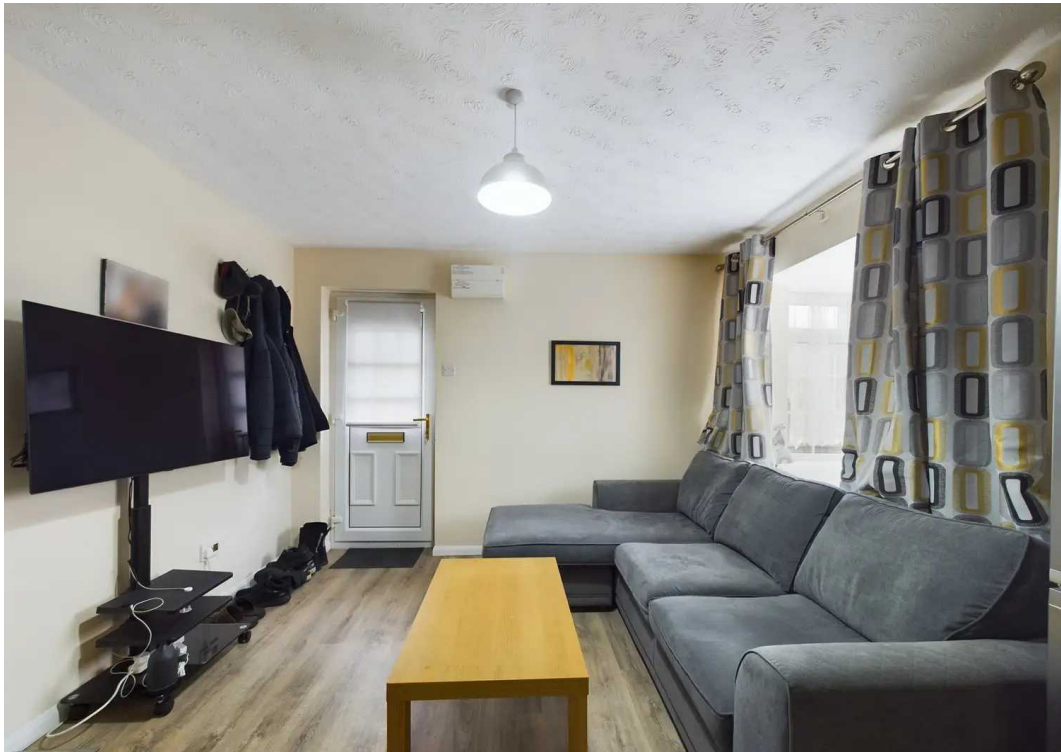
GARDEN

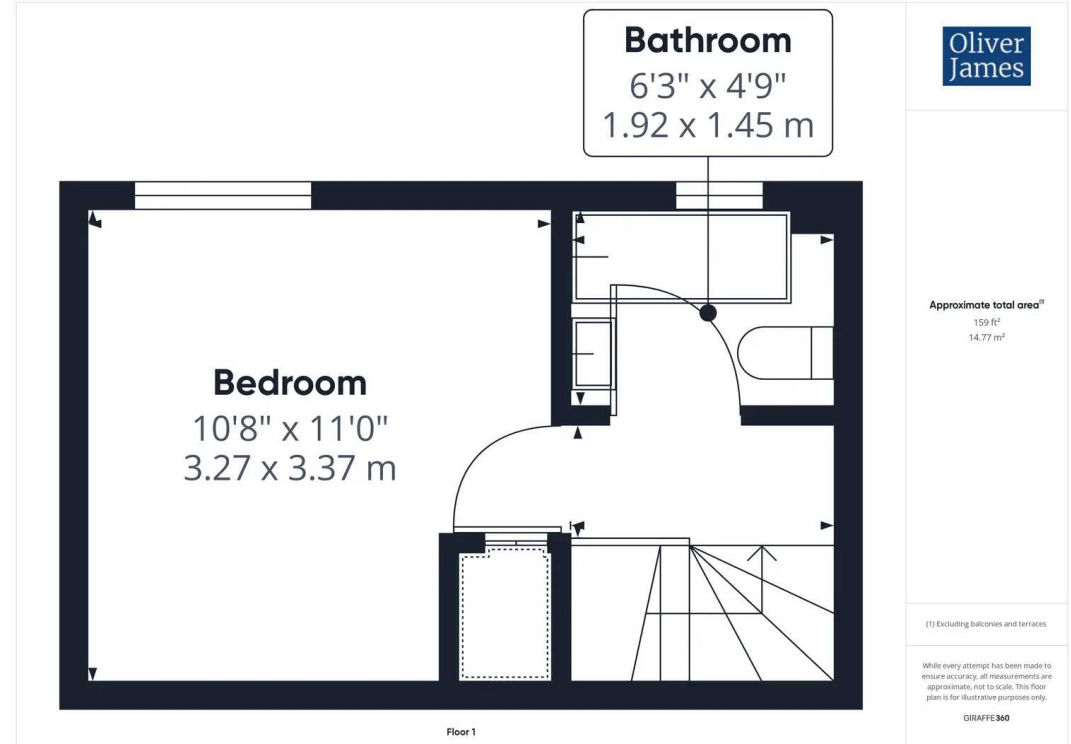
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OFF STREET

1 Parking Space

There is one, off road, allocated parking space.







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Oliver James Property Sales & Lettings, 1 George Street - PE29 3AD

01480 458762

enquiries@ojproperty.co.uk

www.ojproperty.co.uk/

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