



15 Orchard Way, Godmanchester
£400,000

 **Oliver James**
Property Sales & Lettings



15 Orchard Way

Godmanchester, Huntingdon

Although requiring some modernisation, this detached home is sited in a quiet cul-de-sac location, close to local amenities, with a lovely west facing garden and single garaging. Council Tax band: E

Tenure: Freehold

- Two downstairs bedrooms & one upstairs.
- The Gross Internal Floor Area is approximately 1337 sq.ft / 124 sq.metres.
- A total, mature, plot of 0.13 acres.
- Two reception rooms & separate utility room.
- Quiet, cut-de-sac, location.
- A short stroll away from local shops, pubs, restaurants and schools.
- Potential for extension, a loft conversion or reconfiguration, subject to consent.
- A 10 minute cycle ride to the Train Station / easy access to the A14, Cambridge in 30 minutes.
- The Property is sold with no forward chain.
- EPC: TBC.





GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 1337 sq.ft / 124 sq.metres.

EXTERNAL

Tucked towards the end of the cul-de-sac the property has driveway parking to the front with gated side access. The rear garden is a lovely size, westerly in orientation, enclosed by fencing and a brick wall to the rear. To the main lawn, there is also a patio area, flower and shrub borders.

SERVICES

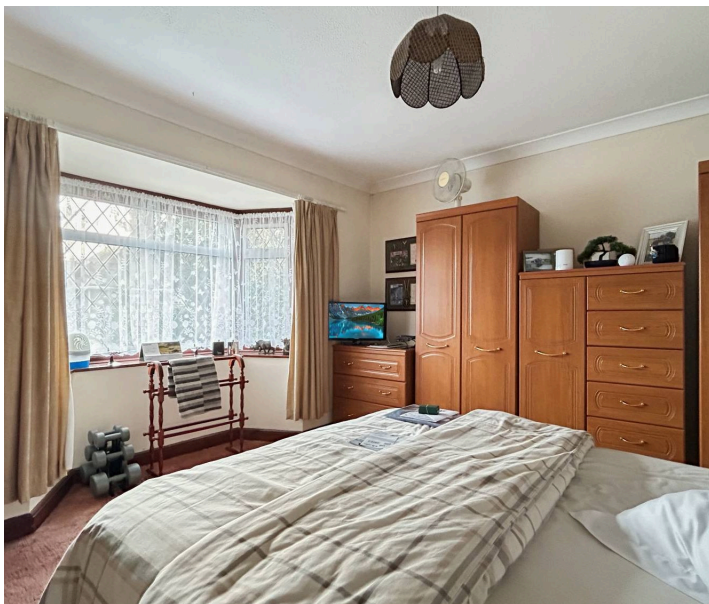
The property is heated by mains gas central heating and served via mains drainage, water and electricity.

AGENTS NOTES

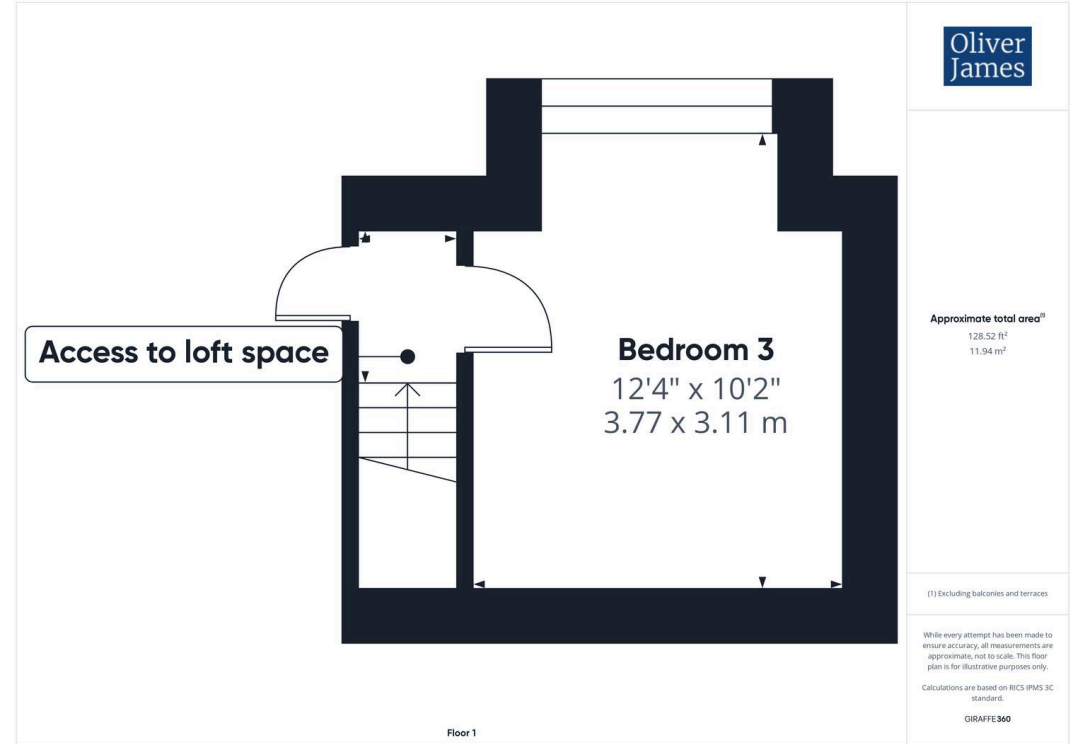
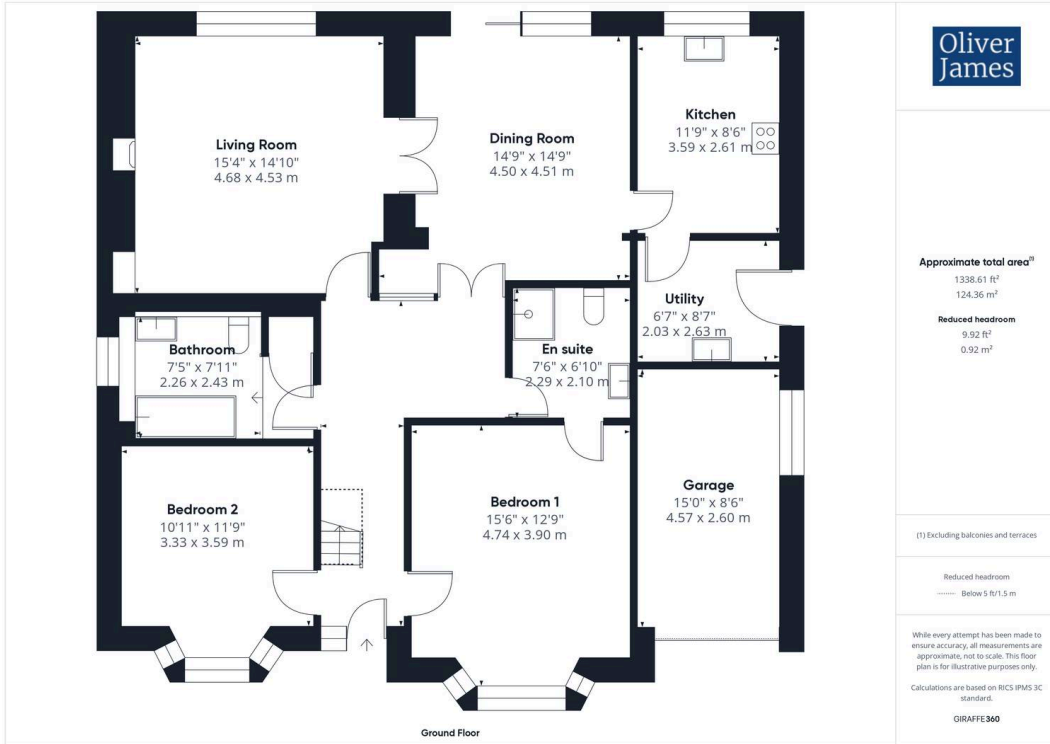
These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver 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. Material Information relating to the property can be viewed by clicking on the brochure tab. Material Information relating to the property can be viewed by clicking on the brochure tab.

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.









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