



14 Cob Place, Godmanchester  
£215,000

 **Oliver James**  
Property Sales & Lettings





## 14 Cob Place

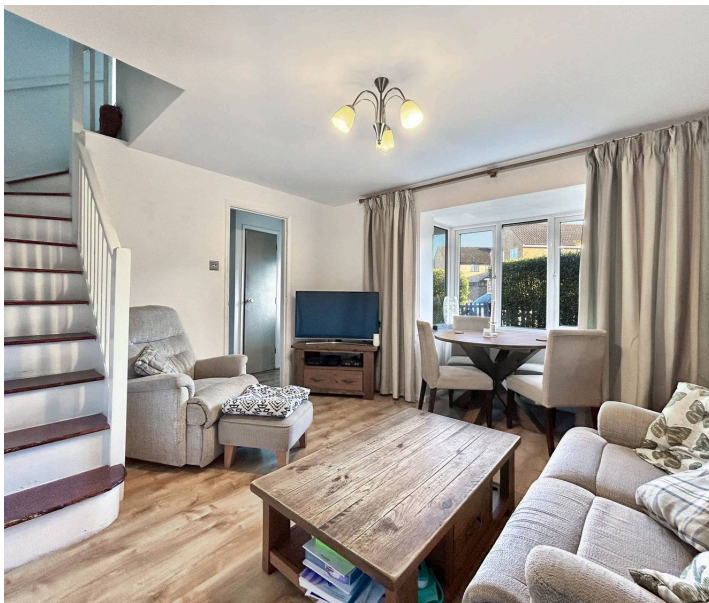
Godmanchester, Huntingdon

A two bedroom home with a lovely sized, easterly facing, garden to the front and allocated parking space.

Council Tax band: B

Tenure: Freehold

- Cluster home.
- Two double bedrooms.
- The Gross Internal Floor Area is approximately 581 sq.ft / 54 sq.metres.
- A fitted wardrobe to the principal bedroom.
- One allocated parking space.
- A short stroll to the town centre, shops, local schools and amenities.
- An enclosed, good size, garden to the front.
- A 30 minute drive into central Cambridge.
- A 15 minute cycle ride to Huntingdon Train Station - fast lines into London Kings Cross in under 50 minutes.
- EPC: D.







### **SERVICES**

The Property is heated via individual gas heaters and served via mains drainage, water and electricity.

### **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.

### **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.



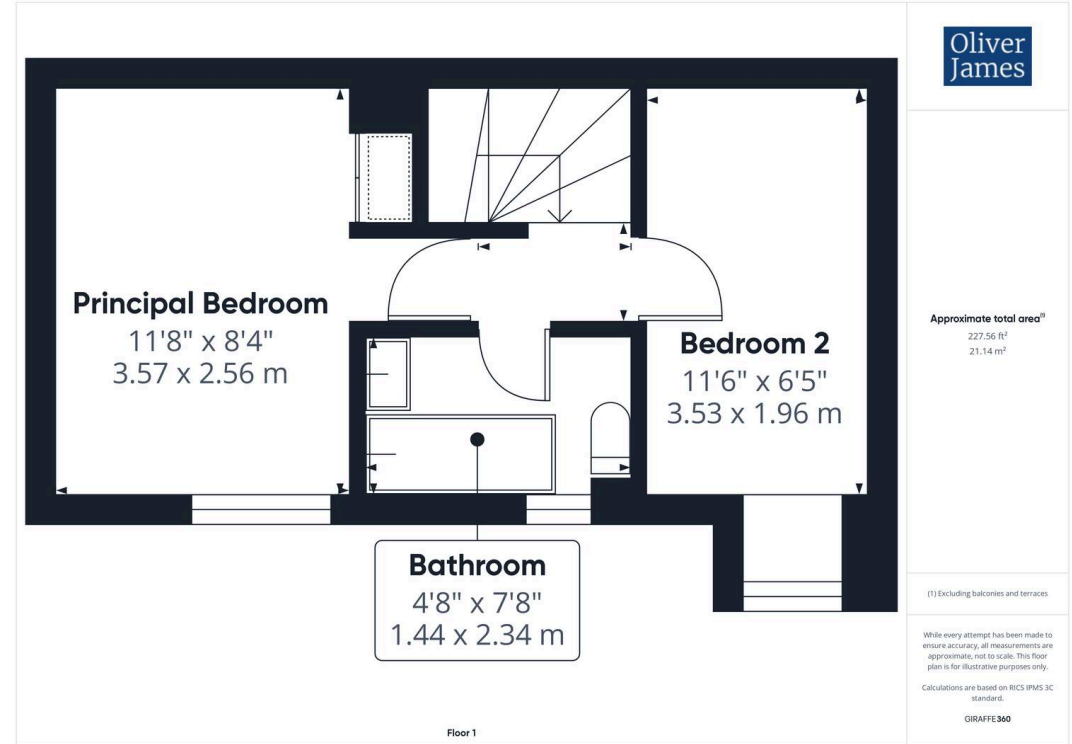
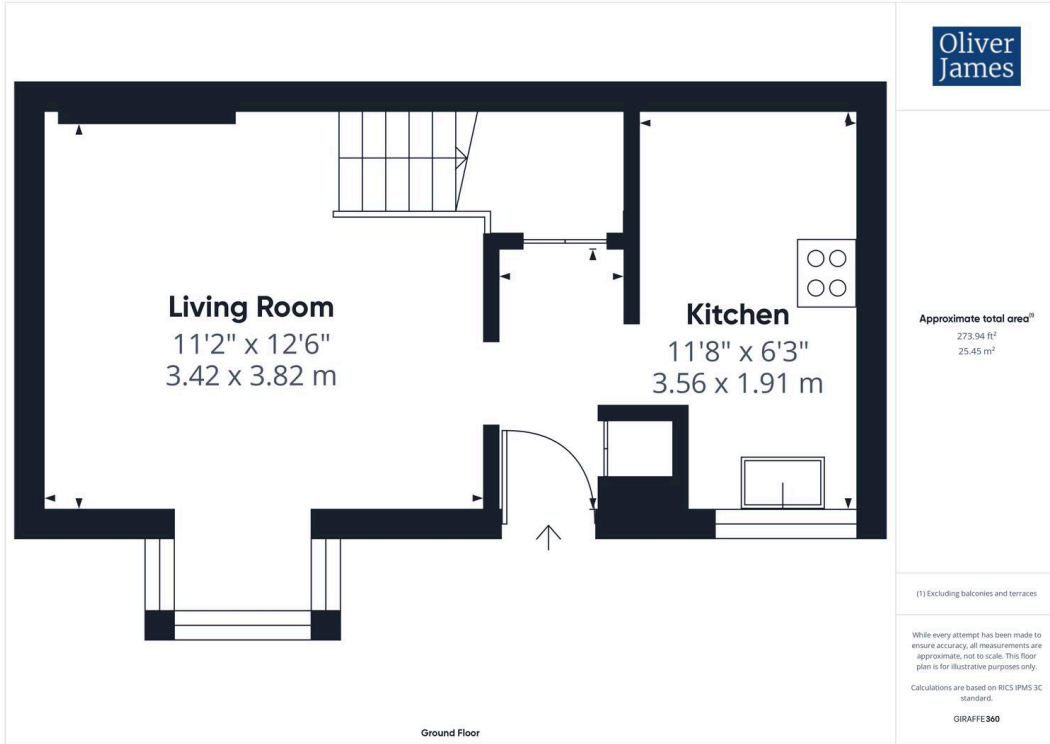




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>56</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92+)	<b>A</b>		<b>89</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>55</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	









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