



Gumcester Way, Godmanchester, Huntingdon
offers over £315,000 **Freehold**

**Sharman
Quinney**

Key Features

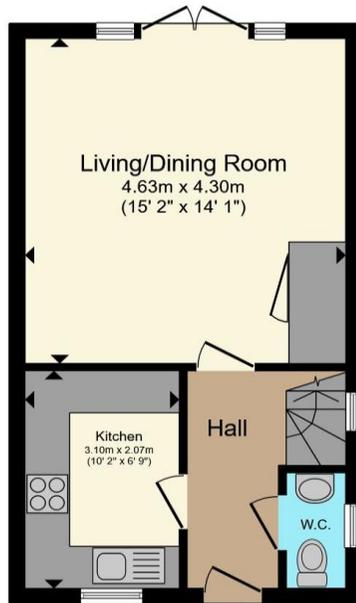


- Welcoming Entrance Hall with convenient ground floor Wc
- Bright and spacious open-plan living and dining area, ideal for family life and entertaining, with double doors opening onto the rear garden
- Stylish, well-appointed kitchen offering excellent storage and generous workspace
- Three generous Bedrooms, including a bedroom with walk-in wardrobe
- Ample storage space

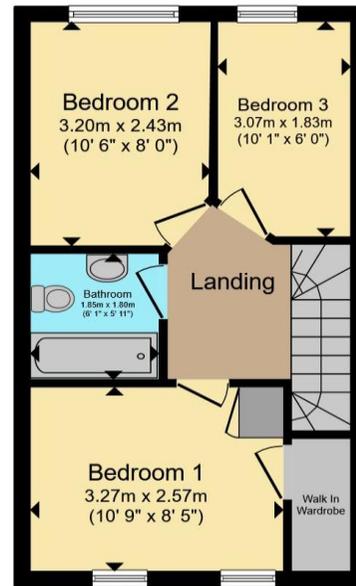
This beautifully presented and inviting three-bedroom semi-detached home offers a wonderful sense of comfort and space, making it ideal for families, first-time buyers or anyone looking for a place that truly feels like home.

Bright and welcoming throughout, the property features generous living areas, excellent storage, and the added convenience of off-road parking. The main bedroom is a real highlight, boasting a walk-in wardrobe that adds both luxury and practicality.





Ground Floor



First Floor

Total floor area 67.3 m² (725 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To the rear, a spacious and well-kept garden provides the perfect setting for relaxing, entertaining, or family time outdoors.

Ideally located close to local shops, schools and scenic riverside walks, with excellent transport links to Huntingdon, Cambridge and London, this home perfectly balances everyday convenience with a calm and comfortable lifestyle.

Accommodation Includes

Entrance Hall

Kitchen - 3.10m x 2.07m (10'2" x 6'9").

Living/Dining Room - 4.63m x 4.30m (15'2" x 14'1").

Wc

Upstairs to

Bedroom One - 3.27m x 2.57m (10'9" x 8'5").

Bedroom Two - 3.20m x 2.43m (10'6" x 8').

Bedroom Three - 3.07m x 1.83m (10'1" x 6').

Family Bathroom

To view this property call Sharman Quinney on:
01480 271214

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01480 271214

 Unit 3 King James Retail Centre Ermine Street,
Godmanchester, HUNTINGDON, Cambridgeshire,
PE29 2PA
 godmanchester@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GDM100748 - 0005