



Field Walk, Godmanchester, Huntingdon
£280,000 **Freehold**

**Sharman
Quinney**

Key Features



- Three Bedroom End Terraced
- Downstairs Cloakroom and Utility Area
- Ideal First Time Buyer Home
- Off Road Parking at rear of property
- Situated within walking distance of Local Amenities and Schooling

The ground floor accommodation enjoys a practical and functional layout, comprising a welcoming entrance hall, a spacious living area, and a fitted kitchen with access to a useful utility area. A downstairs cloakroom adds further convenience, making the home well-suited to modern living.

Upstairs, the property offers three well proportioned bedrooms alongside a family bathroom, providing ample space for growing families or those needing a home office.

Externally, the property benefits from off road parking to the rear, as well as a private outdoor space ideal for relaxing or entertaining.





Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

The property is situated in a popular residential area, within walking distance of local amenities, schooling, and transport links, making it a practical and appealing choice for a range of buyers.

- Hall: 8'8 x 12'7" (2.69m x 3.89m)
- Kitchen: 8'4 x 12'5" (2.57m x 3.84m)
- Utility/WC: 5'5 x 6'7" (1.65m x 2.06m)
- Lounge/Diner: 17'5 x 16'6" (5.36m x 4.8m)
- Bedroom 1: 8'1 x 13'7" (2.48 x 4.18m)
- Bedroom 2: 9'7 x 15'6" (2.98m x 3.78m)
- Bedroom 3: 5'7 x 6'7" (2.26m x 2.56m)
- Bathroom: 5'7 x 6'7" (1.74m x 2.05m)
- Storage: 3'9 x 3'2" (1.20m x 1.00m)

To view this property call Sharman Quinney on:
01480 271214

Selling your property?

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

 01480 271214

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