

Ground Floor

Entrance Hall

Storage cupboard

WC

Study/ Bedroom Four
2.74m (9') x 1.86m (6'1")

Kitchen/Dining/Family Room
6.08m (19'11") x 3.91m (12'10")

First Floor

Landing

Lounge
3.91m (12'10") x 3.08m (10'1")

Bedroom One
3.91m (12'10") x 3.03m (9'11")

En-suite

Second Floor

Landing

Bedroom Two
3.91m (12'10") x 3.50m (11'6")

Bathroom

Bedroom Three 3.91m (12'10") x
2.28m (7'6")

Outside

The front of the property has a small enclosed boarded with mature shrubs. The side benefits from a private carport providing off road parking for multiple

cars. Gated access is provided into the enclosed rear garden which is larger than average and has a paved patio area and laid lawn.

Further Information

Tenure: Freehold

Council Tax: D

EPC: B

Buyer ID Checks

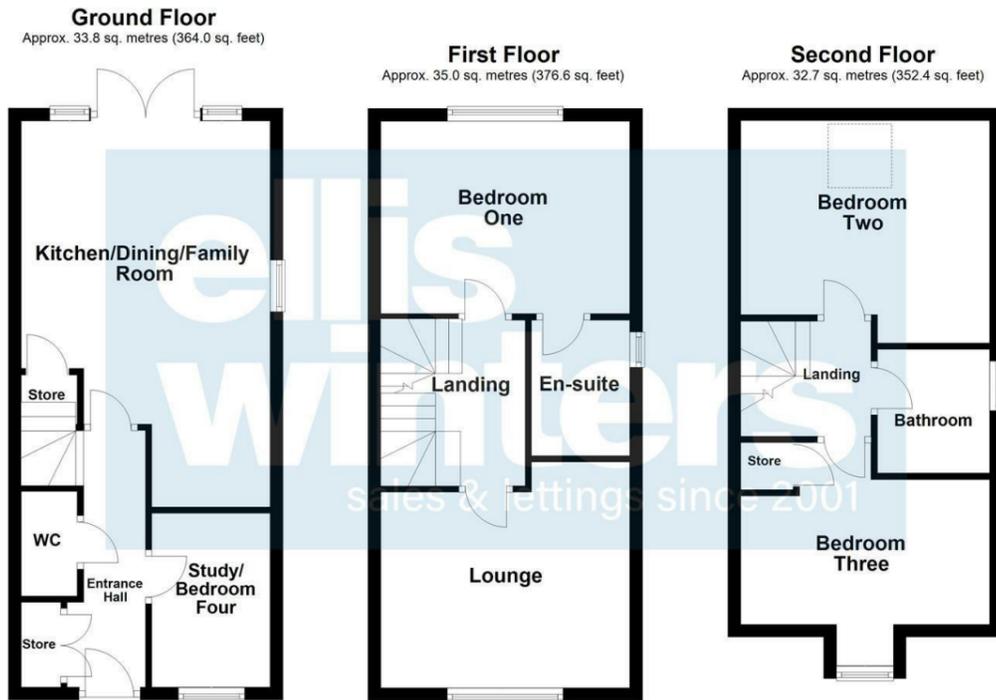
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.



Total area: approx. 101.5 sq. metres (1092.9 sq. feet)

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk

ellis winters
sales & lettings since 2001

£350,000

Gumcester Way

Huntingdon, PE29 2NZ



PROPERTY SUMMARY

A well presented townhouse situated on the popular 'Romans Edge' development in Godmanchester. The property boasts versatile accommodation throughout, the ground floor offering ample storage, a w/c, office/utility space or a bedroom and an upgraded kitchen/dining/family room. The first floor presents a bright an airy lounge and Bedroom One complete with an upgraded en-suite shower room. Completing the accommodation on the top floor is a further two double bedrooms and upgraded family bathroom with a shower over the bath. Upgraded flooring completes the property. Outside, the private carport provides parking for multiple cars and gated access leads to the rear garden which is oversized, with a paved patio area, large lawn and timber shed. Positioned a short walk from a small play park, local amenities, schooling and A1/A14 road links, this family home benefits from 6 years of the NHBC Warranty and viewings are highly recommended.

3



2



2

