



79 Comben Drive, Godmanchester
Cambridgeshire. PE29 2AR

Asking Price
£395,000

Set in a popular part of Godmanchester this detached family home is located close to a parkland area, Silver Street and the town's amenities. The house has a sitting room, kitchen/dining room, cloakroom, three bedrooms, an en-suite and a re-fitted shower room. There is a walled rear garden, driveway and a garage.

Full description (for room sizes please see the floorplan)

The front door leads into the entrance hall with stairs to the first floor with storage cupboard under, doors to the kitchen/dining room, cloakroom and sitting room.

Cloakroom - Window to the rear, wash hand basin and WC.

Kitchen/Dining Room

Fitted with a range of base, wall & drawer units with sink & drainer, an integrated double oven & grill, gas hob with extractor over, integrated dishwasher, fridge & freezer, wall mounted gas central heating boiler, plumbing for a washing machine, French doors to the garden and a window to the front.

Sitting Room - A window to the front and French doors to the conservatory.

Conservatory - Windows to the side and rear, French doors to the patio, glass roof and underfloor heating.

First Floor Landing - A galleried landing with a window to the rear, loft access and doors to the bedrooms, bathroom & airing cupboard.

Bedroom One - Window to the rear, built in double wardrobe and a door to the en-suite.

En-suite Shower Room - Fully tiled with shower cubicle, wash basin, WC, extractor fan and a window to the front.

Bedroom Two - Window to the front.

Bedroom Three - Window to the rear.

Shower Room – Refitted with a large shower, WC, wash hand basin, towel radiator, extractor fan and a window to the front.

Outside

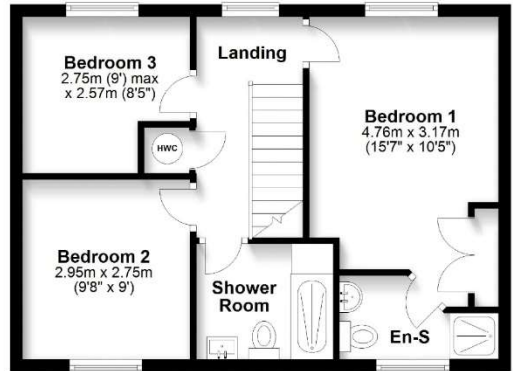
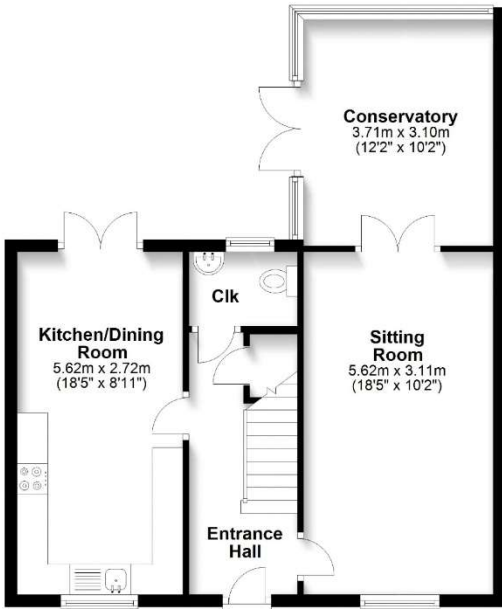
To the front is a garden with hedge. To the rear is a walled garden mainly laid to lawn. Gated access to the side leads to the driveway with parking for two cars and garage with light & power.

Agent's Notes

The property is double glazed throughout and has gas central heating.

Council Tax Band D





Video Tour link: <https://youtu.be/FSZ04D-6Me8>

IMPORTANT NOTICE: These particulars are intended only as a guide to the property. They do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects including dimensions and/or other measurements relating to the size of rooms, buildings and any garden.

The floorplans should only be viewed in conjunction with the sales particulars; they are for indicative purposes only and are not to scale. Dimensions, walls, windows, doors, fixtures & fittings and their locations are for identification only; they may be inaccurate in important respects and may not a true representation.