



HARVEY ROBINSON

Offers In Excess Of
£265,000
88 Stokes Drive
Godmanchester, PE29 2UU

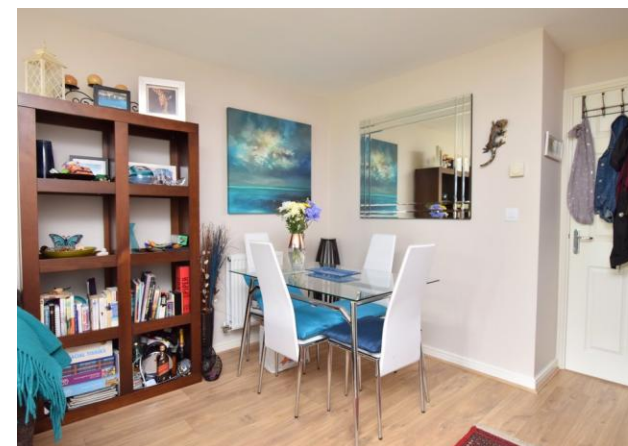
- Two Double Bedroom End Terrace Home
- Two Ensuites
- Fantastic Transport Links
- Well Presented Throughout

- Allocated Parking
- Close To Local Amenities
- Enclosed Rear Garden
- Early Viewing Advised

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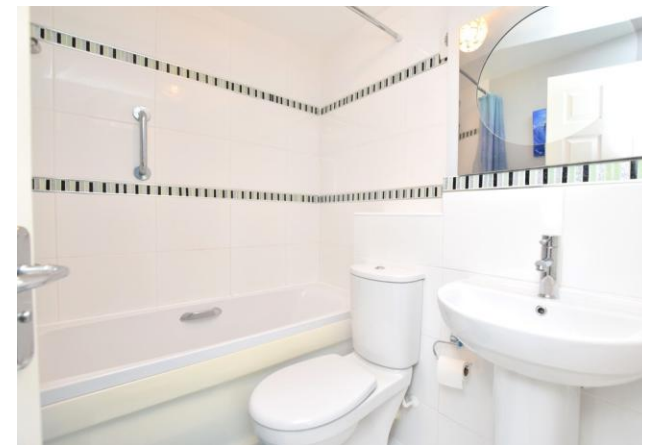
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PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to be offering For Sale this Two Bedroom End Of Terrace Home in the popular town of Godmanchester. This well presented home would make the ideal first time home and benefits from Entrance Hall, Cloakroom, Kitchen, Lounge/Diner, Two Double Bedrooms, Two Ensuites, Landscaped Rear Garden and an allocated Parking Space. For further information or to arrange a viewing, please contact our Huntingdon Office.



LOCATION

Located on the edges of Huntingdon, Godmanchester is a quiet suburban town that has a lot to offer people of all ages. Whether you work in and around London or Cambridge and want an escape from the bustle of city life or would prefer to raise a family surrounded by the beautiful English countryside, Godmanchester could be the perfect match for you.

Huntingdon mainline station with direct access to London is located within cycling distance of Godmanchester as are main road links such as the A1 and A14.

The town has a long and rich history dating back to the Roman era and it is believed to have been occupied continuously for well over 2,000 years. The River Great Ouse runs through its centre which is characterised by the impressive Chinese bridge landmark that was originally built in 1827.

There are some lovely scenic locations to explore in and around Godmanchester. At the end of Cow Lane, you'll find Godmanchester Nature Reserve that covers 59 hectares and sits just to the south of the River Great Ouse. It features four lakes and plenty of grassland with lots of habitat for a variety of wildlife. Godmanchester Riverside is another beautiful spot that has play parks for children and a ferry that travels to and from Brampton Mill, and you can visit the largest wild meadow in England at Portholme.

Godmanchester offers an abundance of social events for families of all ages. Whether you are looking at joining in on annual events such as Godmanchester Gala Day, Picnic in the Park, Easter Egg Hunts & Scarecrow Competitions, there is something for everyone.

The schools in Godmanchester are well-regarded and you'll find three primary schools situated in the town, with Hinchingsbrooke Secondary School located in Huntingdon. There's a dentist, doctors and a chemist all nearby too.

Pop along to The Exhibition pub and restaurant in town which has a wonderful outdoor garden that is perfect for the summer and an open fire indoors for late autumn and winter. Other pubs of note include The Royal Oak which offers a riverside setting and The White Hart which features a 15th century bar, an outdoor garden area and serves up traditional pub food. Other options for eating out in Godmanchester include the local Chinese or Indian restaurants.

Within a two-minute walk of this property you will find a Co-op store as well as a fish & chip shop and a newly constructed primary school.





Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

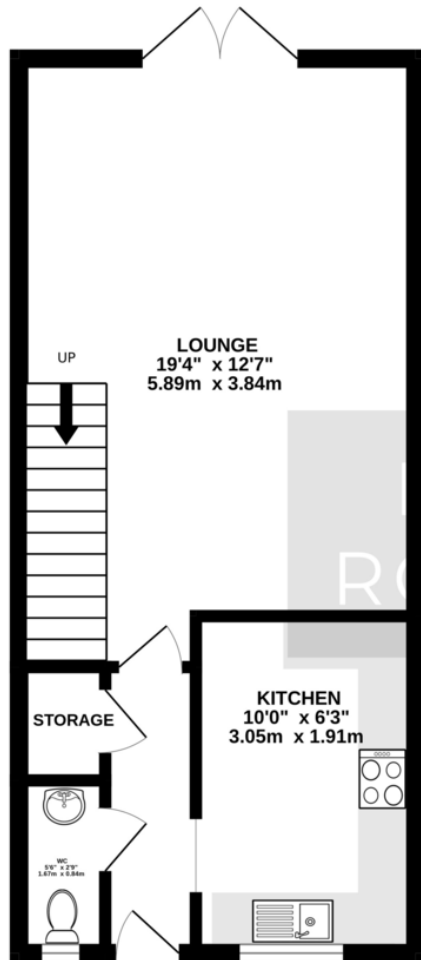
For independent whole of market mortgage advice please call the team to book your appointment.

View all our properties at harveyrobinson.co.uk

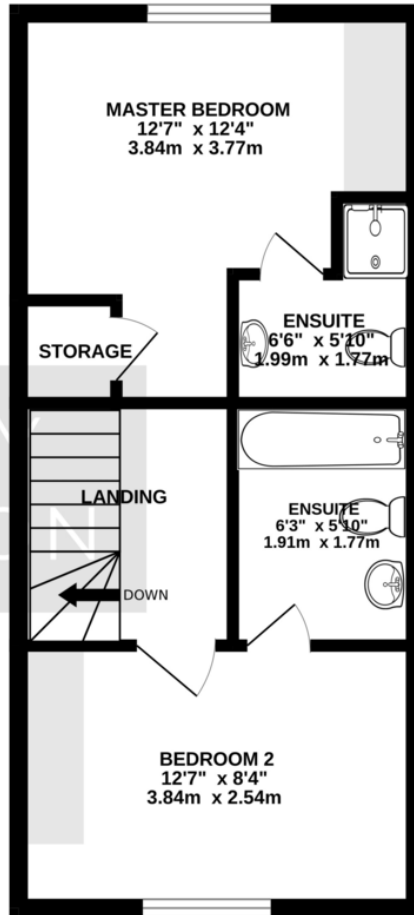




GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.

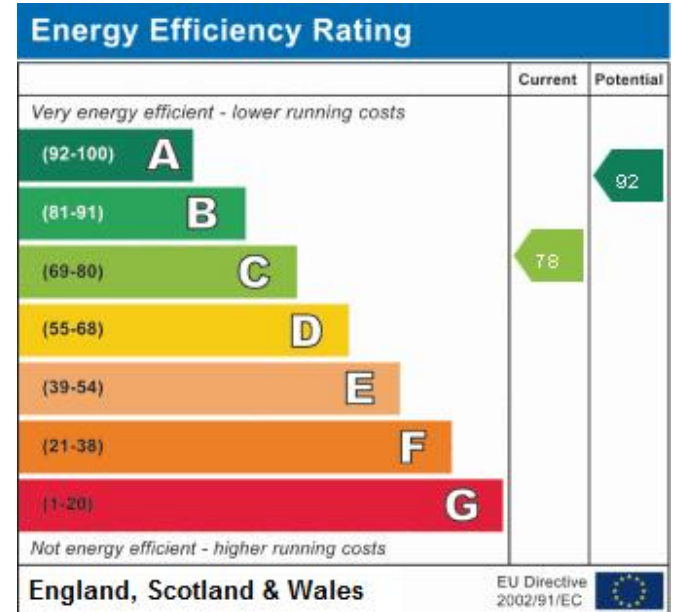


1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



FAQs

Tenure: Freehold
Council Tax: Band B
Vendor Onward: Upsizing
Primary School Catchment: St Anns
Secondary School Catchment: Hinchingsbrook



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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