



HARVEY ROBINSON

£210,000
47 Comben Drive
Godmanchester, PE29 2AR

Harvey Robinson Estate Agents are delighted to offer for sale this well-presented two double bedroom top floor maisonette, ideally situated in the ever-popular Godmanchester area. Representing an excellent opportunity for first-time buyers, this home is perfect for those looking to take their first step onto the property ladder.

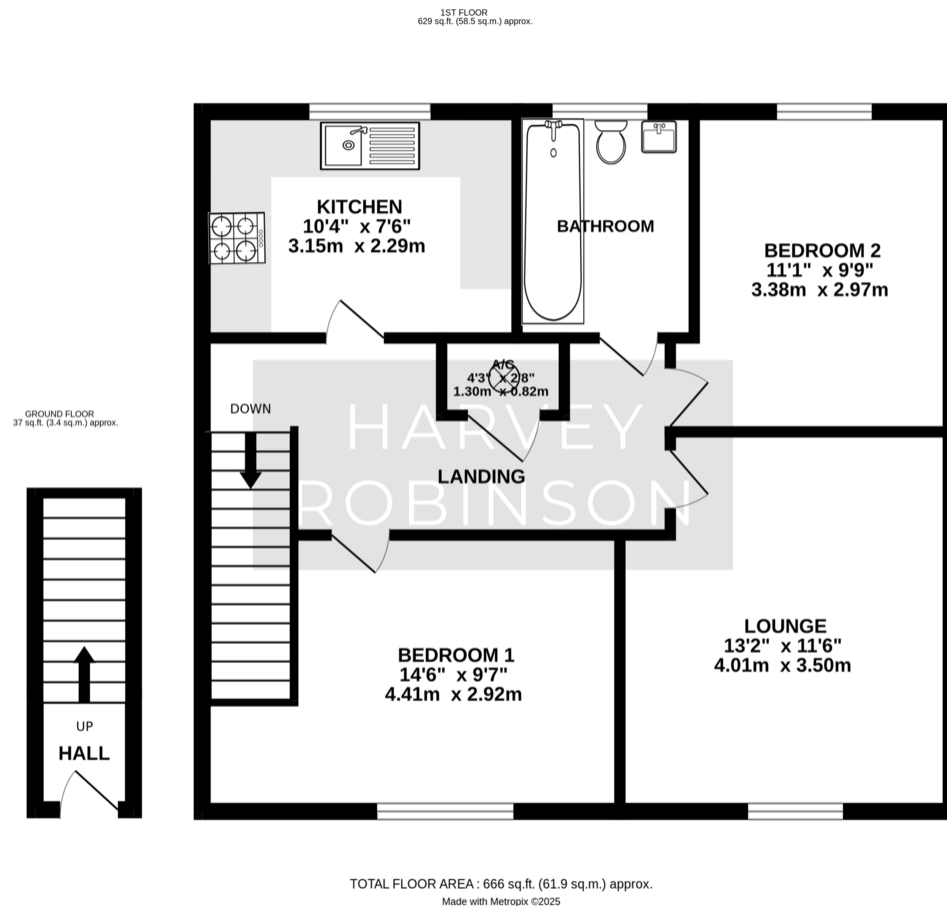
Inside, the property features a welcoming entrance hall with stairs rising to a spacious landing, leading to a stylish fitted kitchen, a spacious lounge/diner, a modern refitted bathroom, and two generously sized double bedrooms.

Outside, you'll find a private enclosed rear garden, along with allocated parking and visitor parking available.

Early viewing is highly recommended to fully appreciate all this fantastic home has to offer. Please contact our Huntingdon office for further details or to arrange your appointment.







FAQs

Tenure: Leasehold

Service Charge: £43.97

Council Tax Band: A

Vendors Onward Movements: Upsizing

Rear Garden Aspect: South East facing

Primary School Catchment: St Annes

Secondary School Catchment:

Hinchingbrooke

Water Meter: Yes

Loft: Light connected

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		

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

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