



HARVEY ROBINSON

Offers In Excess Of
£260,000

48 Cob Place

Godmanchester, PE29 2XD

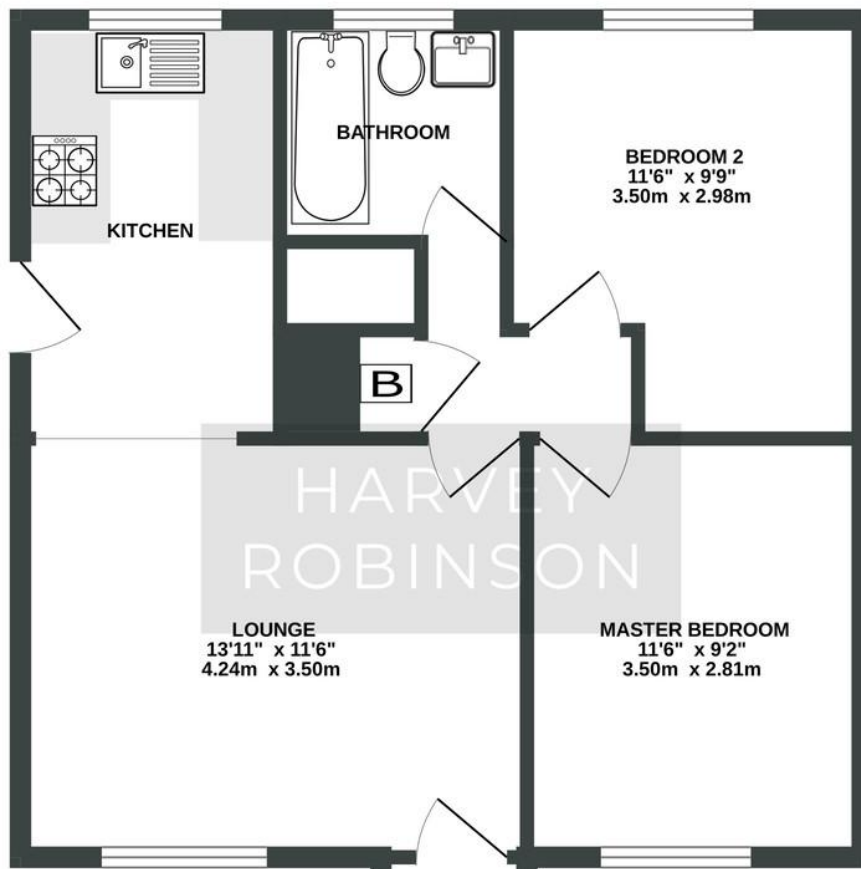
PROPERTY SUMMARY

Harvey Robinson Estate Agents in Huntingdon are delighted to present this beautifully maintained two-bedroom bungalow, located on the sought-after Cob Place in Godmanchester. Ideally positioned for commuters and those seeking a strong sense of community, this charming home offers comfortable, single-level living with a total footprint of just over 500 sq ft. Perfect for first-time buyers or anyone looking to downsize to a peaceful and friendly neighbourhood, the property has been thoughtfully designed to make the most of its space and natural light.





GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



FAQs

Tenure: Freehold
Council Tax: Band B
Vendors: Owned since October 2023 and will be upsizing
Garden: South Facing
Garage: Located en-bloc
Primary School Catchment: St Annes
Secondary School Catchment: Hinchbrook
Water Meter: Yes
Boiler Installed: 2016
Loft: Part-Boarded
Boundary: Left facing the garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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