



ADAM NAYLOR

exp[®] UK

@ adam.naylor@exp.uk.com

🌐 adamnaylor@exp.uk.com

☎ 07928 770 307

Cambridge Road, Godmanchester, Huntingdon, PE29 2BW

£280,000

3 1 1



Welcome to a home that perfectly blends unique charm with modern convenience in the heart of Godmanchester. This delightful character property offers three spacious double bedrooms, providing ample room for family and guests. Start your mornings in the breakfast room, and unwind in the bright and spacious lounge, bathed in natural light.

The large garden is an animal lover's paradise, offering plenty of space for your pets to roam and play. Convenience is key, with a local shop just a stone's throw away for all your essentials. For dining out, two brilliant pubs are a short walk away, each serving delicious food in a friendly and welcoming atmosphere.

Families will appreciate the proximity to three excellent primary schools, making school runs a breeze. Nature enthusiasts will love the nearby river, perfect for serene walks, and Portholme, England's largest water meadow, offering stunning views and outdoor adventures.

Godmanchester is a vibrant town, full of family activities and community spirit. Enjoy annual events such as Gala Day and Picnic in the Park, which bring the whole town together for fun and celebration.

For commuters, the location is fantastic. Huntingdon train station is within walking distance, providing direct access to London in less than an hour, ideal for work or city outings.

Experience the quirky charm and exceptional convenience of this character home. It's not just a house; it's a vibrant lifestyle waiting for you. Don't miss the opportunity to make this unique property in Godmanchester your new home!





Total area: approx. 91.3 sq. metres (982.2 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.

- USE REFERENCE AN0980
- NO CHAIN
- Immaculately Maintained
- Close to Amenities
- Walking Distance to Huntingdon
- Three Double Bedrooms
- Perfect for First Time Buyers
- Large Garden
- Perfect for Commuters
- Fully Furnished



01020234_10/38 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
14, Cambridge Road Cambridge CB2 3DQ PE23 2JW	Energy rating D	Valid until: 24 January 2027 Certificate number: 8773-6228-6100-5645-8926
Property type	Mid-terrace house	
Total floor area	73 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions).
<https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions#minimum-energy-efficiency-standards-guidance>

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificates/8773-6228-6100-5645-8926/printview>

1/4