



Fox Grove  
Godmanchester  
Huntingdon  
Cambridgeshire  
PE29

Offers In Excess Of £355,000

bettermove



# Fox Grove Huntingdon

Bettermove are proud to present this 3 bedroom semi-detached house in Godmanchester.

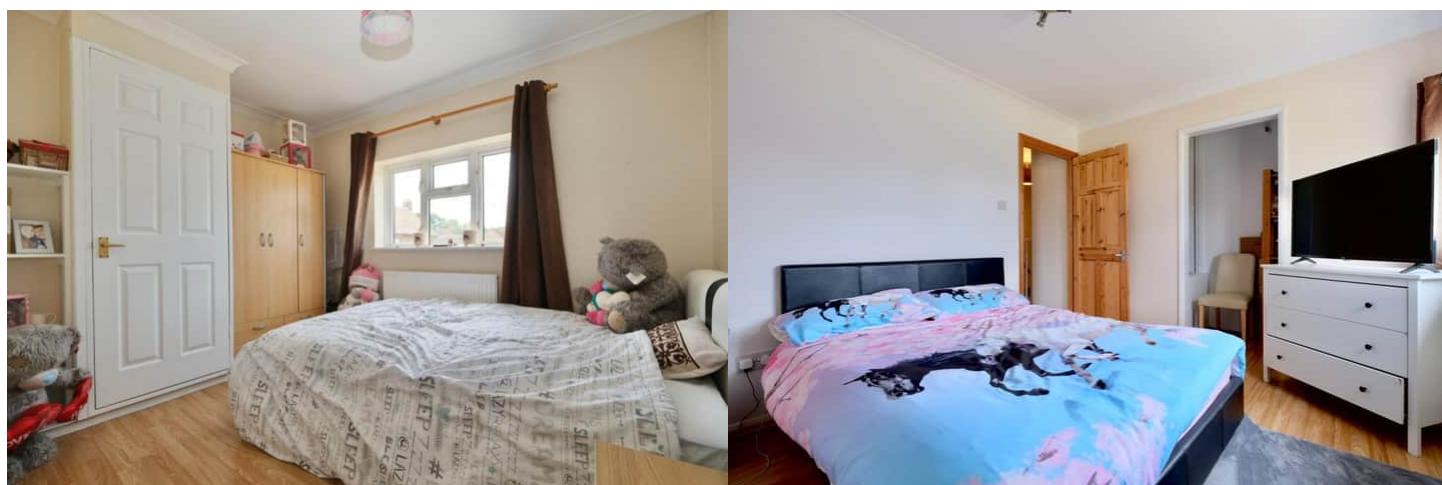
This property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is C.

The interior of this well presented property comprises a spacious living room, dining room, utility room, WC and fitted kitchen on the ground floor. The first floor consists of four bedrooms, with the master bedroom benefitting from a private en-suite, alongside the family bathroom. The exterior boasts a private rear garden, with decking, patio and lawn areas, perfect for enjoying the summer months.

Located in the sought after village of Godmanchester, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Huntingdon train station (2.4 miles), a variety of local bus routes, and quick access to the A1(M).

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Approximate Gross Internal Area  
146.1 sq m / 1573 sq ft



| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92+) <b>A</b>                              |           | <b>83</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>68</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England, Scotland & Wales                   |           | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |                                                                                                               |
|-----------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current   | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |                                                                                                               |
| (92+) <b>A</b>                                                  |           | <b>80</b>                                                                                                     |
| (81-91) <b>B</b>                                                |           |                                                                                                               |
| (69-80) <b>C</b>                                                |           |                                                                                                               |
| (55-68) <b>D</b>                                                | <b>61</b> |                                                                                                               |
| (39-54) <b>E</b>                                                |           |                                                                                                               |
| (21-38) <b>F</b>                                                |           |                                                                                                               |
| (1-20) <b>G</b>                                                 |           |                                                                                                               |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                                                                                                               |
| England, Scotland & Wales                                       |           | EU Directive 2002/91/EC  |





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