



## 23 Guildenburgh Crescent, Whittlesey

£235,000 Freehold

GARAGE CONVERSION INTO RECEPTION/DINING ROOM • KITCHEN/BREAKFAST WITH INTEGRATED HOB/OVEN/DISHWASHER • uPVC CONSERVATORY • THREE DOUBLE BEDROOMS • DRIVEWAY PARKING FOR 3/4 VEHICLES • GAS CENTRAL HEATING WITH REPLACEMENT COMBI BOILER • COUNCIL TAX BAND B £1813 PER YEAR • TOTAL FLOOR AREA 99 square metres • SHORT WALK TO SIR HARRY SMITH COMMUNITY COLLEGE • QUIET CUL-DE-SAC LOCATION



HUDSON  
HOMES



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1056.37 ft<sup>2</sup>  
98.14 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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