

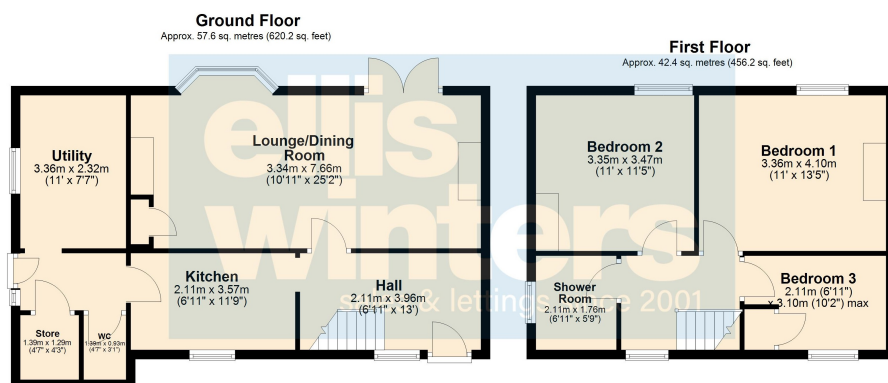
£230,000

Hall Bridge Road, Upwell, Cambridgeshire PE14 9DP



To arrange a viewing call us now on 01354 694900

Set on an incredible plot and offered for sale with NO FORWARD CHAIN, this THREE-BEDROOM SEMI-DETACHED home combines space, practicality, and potential. The property benefits from OFF-ROAD PARKING and a well-arranged layout that maximizes living space. On the ground floor, you'll find a welcoming lounge/diner, kitchen with utility in support, a convenient cloakroom, and a generously proportioned entrance hall. Upstairs there are three bedrooms complemented by a family SHOWER ROOM. An ideal choice for families or buyers seeking a property with room to grow, this home offers comfortable accommodation with the added benefit of a sizeable plot.



Total area: approx. 100.0 sq. metres (1076.4 sq. feet)

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Ground Floor

Hall

Entrance door leading in, stairs rising to first floor

Lounge/Dining Room

7.66m (25'2") x 3.34m (10'11")

Bay window to rear, alcove storage cupboard, feature fireplace, double doors out to garden

Kitchen

3.57m (11'9") x 2.11m (6'11")

Fitted with a matching range of wall and base units complete with freestanding cooker, plumbing for dishwasher and space for under counter fridge. Window to front

WC

1.39m (4'7") x 0.93m (3'1")

Fitted with a low level wc

Utility

3.36m (11') x 2.32m (7'7")

Plumbing for washing machine and space for tumble drier and fridge/freezer, window to side.

Store

1.39m (4'7") x 1.29m (4'3")

Large internal storage cupboard

First Floor

Bedroom 1

4.10m (13'5") x 3.36m (11')

Window to rear

Bedroom 2

3.47m (11'5") x 3.35m (11')

Window to rear

Bedroom 3

3.10m (10'2") max x 2.11m (6'11")

Window to front, over stairs cupboard

Shower Room

2.11m (6'11") x 1.76m (5'9")

Fitted with a single shower cubicle, low level wc and hand wash basin. Window to side

Outside

The front garden is enclosed by picket style fencing and is gravelled to provide off road parking. A driveway to one side leads to the garage which has double doors.

Services

Mains electricity, water and drainage. The property has oil fired central heating

Tenure Freehold

EPC tbc

Council Tax Band A

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.



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