

Offers Over

£400,000

Roman Way, Gull Road, Guyhirn, PE13 4ER



To arrange a viewing call us now on 01354 701000

Situated on a plot approx. 0.23 of an acre (STS) this extended bungalow is offered in great condition. Features include a generous lounge/dining/kitchen with integral appliances and bi-fold doors, five bedrooms with ensuite and fitted wardrobes to the master, beautifully refitted four piece bathroom and utility room. Outside there is a huge amount of parking leading down to the timber garage, rear garden, shed and summerhouse. EPC D

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Hall
Airing cupboard, double storage cupboard, radiator.

Lounge/Dining/Kitchen
6.95m (22'10") x 6.64m (21'9")
Kitchen area fitted with wall and base units with integral double oven, hob, hood, microwave and dishwasher, one and half bowl sink unit with mixer tap, ornamental fireplace, window to side and front, two radiators, bi-fold doors to rear garden.

Utility Room
Window to side, oil fired boiler, plumbing for washing machine.

Bedroom 1
4.21m (13'10") x 3.32m (10'11")
Window to Front, radiator, fitted wardrobes to one wall.

En-suite
Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to side and radiator.

Bedroom 2
4.10m (13'6") x 3.49m (11'5")
Window to side, radiator.

Bedroom 3
3.64m (11'11") x 2.28m (7'6")
Window to front, radiator.

Bedroom 4
3.65m (12') x 2.21m (7'3")
Window to side, radiator.

Bedroom 5
2.59m (8'6") x 2.46m (8'1")
Window to side, radiator.

Bathroom
Fully tiled and refitted with a four piece suite comprising bath, oversized shower cubicle, vanity wash hand basin and WC, two windows to side, heated towel rail.

Outside
To the front of the property there is an extensive area laid mainly to gravel to facilitate parking for multiple vehicles. A double gated side access leads down the side of the bungalow and to the timber garage with double doors. The rear garden is laid to patio and lawn with raised beds to one side and shed plus summerhouse to the other. A further area of the garden then leads down to the treeline.

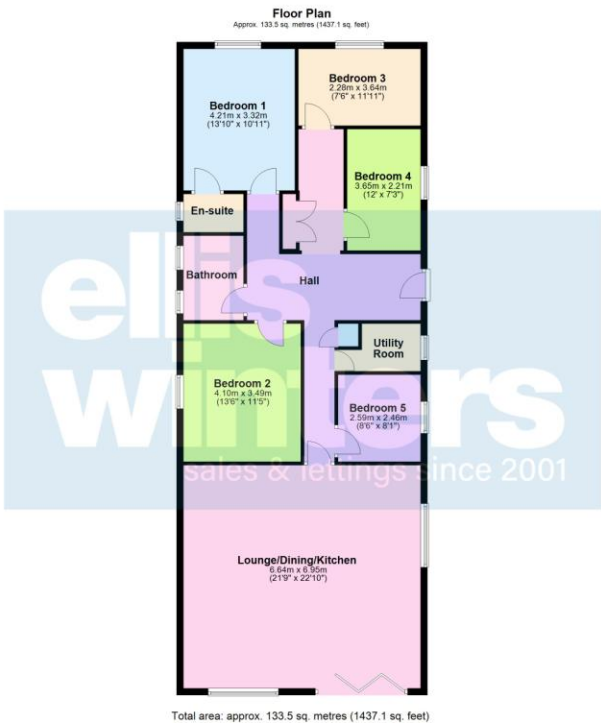
Freehold
Council tax band C

It should be noted that the property is on private drainage.

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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