

£220,000

28 Thomas Aveling Close, Elm, PE14 0ED



To arrange a viewing call us now on 01354 701000

Offered in immaculate condition and boasting a great private cul-de-sac location this semi detached home is perfect for a first time buyer! Accommodation comprises a fully integrated kitchen/diner, nice size lounge, ground floor cloakroom, two bedrooms and family bathroom. Outside there is a driveway providing parking and rear garden with fields behind. EPC B



ellis winters
sales & lettings since 2001

£220,000

28 Thomas Aveling Close, Elm, PE14 0ED



Offered in immaculate condition and boasting a great private cul-de-sac location this semi detached home is perfect for a first time buyer! Accommodation comprises a fully integrated kitchen/diner, nice size lounge, ground floor cloakroom, two bedrooms and family bathroom. Outside there is a driveway providing parking and rear garden with fields behind.

Outside

There is a small garden to the front of the property with a driveway at the side providing off road parking for two. A gated side access leads to the rear garden which is laid to patio and lawn with air source heat pump.

Freehold
Council tax band A

It should be noted that the property is on a private cul-de-sac and benefits from air source heating and is on a 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.



Ground Floor

Hall
Radiator, stairs to first floor and landing.

Lounge
4.94m (16'2") x 3.29m (10'10")
Window to front, radiator.

Kitchen/Dining Room
4.34m (14'3") x 2.76m (9'1")
Fitted with a range of wall and base units with integral oven, hob, hood, fridge/freezer, slimline dishwasher and washer/drier, sink unit with mixer tap, window to rear, radiator, double doors to garden.



WC
Fitted with WC and wash hand basin, radiator.

First Floor & Landing
Cupboard with hotwater tank, access to loft.



Bedroom 1
4.04m (13'3") x 3.37m (11'1")
Window to front, radiator, storage cupboard.

Bedroom 2
3.73m (12'3") x 2.28m (7'6")
Window to rear, radiator.

Bathroom
Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, window to rear, radiator.



ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR
Tel: 01354 701000 Email: info@elliswinters.co.uk www.elliswinters.co.uk