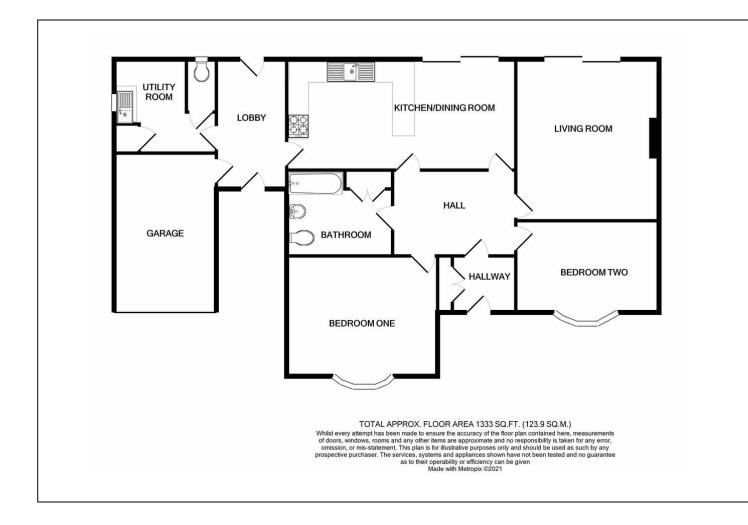
## **WellingtonWise**





- Detached Bungalow
- Stunning View over Countryside
- Two Bedrooms

- Plot Approaching 1/2 Acre
- Generous Accommodation
- No Forward Chain

- Potential For Development
- Commute To Cambridge/London •
- Semi Rural; Location •

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A leading independent property service provider with offices in St Ives, Royston & Melbourn.

General: While we endea your to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Me asurements: These approximate room sizes are only intended as general guidance. You must wrify the dimensions carefully before ordering carpets or any built-in fumiture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly ad vise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFED BY PROSPECTIVE BUYERS OR FLANNTS. NEITHER WELLINGTOWNSE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GME ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATIONTO THIS PROPERTY. YOUR HOME IS AT RISK IFYOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANSECURED ON IT.

available on request. All loans secured on property. Life assurance is usually required.



### OLDHURST ROAD, PIDLEY

##NO CHAIN## Check out this stunning Two double bedroom detached bungalow occupying a plot approaching 1/2 acre with stunning views over countryside to rear and scope for development! Accommodation comprises entrance hall, inner hall, lounge, kitchen/dining room, tw o double bedrooms and a bathroom, side lobby, utility room and single attached garage. The property is enclosed by a brick wall to the front and has planning for a property to be built on the adjacent plot. Please call to book your viewing.



# **WellingtonWise**



GUIDE PRICE £450,000

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#### ENTRANCE HALL

7' 8" x 5' 6" (2.34m x 1.68m) Door to front and door to inner hall, built in doaks cupboard, radiator.

#### INNER HALL

16' 3" x 7' 5" (4.95m x 2.26m) Access to loft space, radiator, doors to:

#### LIVING ROOM

15' 9" x 13' 10" (4.8m x 4.22m)

Patio sliding doors to rear garden giving excellent views over the fields to the rear, radiator, fireplace with stone surround and stone hearth.

#### **KITCHEN/DINING ROOM**

Window to rear and patio sliding doors to rear giving an excellent view over the rolling countryside. The kitchen is fitted with a matching range of wall and base level units with work surface over, inset sink and double drainer with mixer tap, builtin double over and hob with extractor, space for fridge freezer, floor mounted oil fired boiler, radiator.

**SIDE LOBBY** 12' 11" x 6' 11" (3.94m x 2.11m) Door to front and door to rear with glazed side panels, doors giving a ccess to:

**UTILITY ROOM** 10' 0" x 9' 3" (3.05m x 2.82m) Window to side, storage cupboard fitted with a base level unit with inset sink and drainer unit, tiled splashbacks.

CLOAKROOM Window to rear, fitted with a dose coupled WC.

**BEDROOM ONE** 14' 10" x 11' 10" (4.52m x 3.61m) Bow window to front, radia tor.

**BEDROOM TWO** 14' 0" x 8' 11" (4.27m x 2.72m) Bow window to front, radiator.

**BATHROOM** 10' 7" x 8' 4" (3.23m x 2.54m) Obscured window to side, fitted with a matching Four piece suite comprising panelled bath, dose coupled WC and pedestal wash hand basin, bede, tiled walls, double airing cupboard, radiator.

#### OUTSIDE

#### FRONT

The front of the property is enclosed by a red brick wall and laid to lawn with mature trees and shrub borders, gravelled drive way leads to single garage with space to park several cars. There is access to the rear garden to both sides of the property. Oil tank to east side.

#### REAR

The rear garden is enclosed by mature hedging and laid to lawn with shrub borders. There is stunning views over the rolling countryside to the rear of the property. Space for greenhouse and garden shed.

#### GARAGE

15' 7" x 10' 1" (4.75m x 3.07m) Of Brick construction and attached to the property, Window to side, up and over door to front, power and light connected.

#### AGENTS NOTE

The vendor informs us that there is outline planning permissions for a chalet style home to be built on the building plotadjacent to the bungalow. There is also listed building consent to create a separate access in the wall to the front to serve the new dwelling. Plans can be found on Huntingdon district council planning under ref: 20/02019/OUT for the planning and ref: 21/00198/LBC for the separate access to the building plot.







