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FOR SALE - RESIDENTIAL REFURBISHMENT/CONVERSION
OPPORTUNITY

Eddisons



**26 ERMINE STREET SOUTH, PAPWORTH EVERARD, CAMBRIDGE,
CAMBRIDGESHIRE CB23 3QA**

Price: OIRO £450,000

Size: 1,266 sq ft (117.61 sq m)

- Detached 3 bedroom house
- Suitable for redevelopment/extension (STP)
- Substantial enclosed rear garden
- Popular village centre location
- Elevated position

LOCATION

Papworth Everard is a popular Cambridgeshire village with a population of approximately 3,000 and is located 12 miles west of Cambridge on the A498 Huntingdon to Royston road. The village is approximately 1 mile north of the Caxton Gibbet roundabout connected with the A428, and 3 miles south of the junction of the A14 at Godmanchester. As such, the town is extremely well located for access to the surrounding centres of Cambridge, Huntingdon, St Neots, Royston and Bedford.

Papworth Everard is noted as the site of the famous heart hospital which relocated to Cambridge in 2019. The village has a range of local facilities centred around a retail parade and library, a short distance from the property. The village also benefits from a range of leisure facilities including play park, bowls club and tennis courts.

The property is located in an elevated position on the west side of Ermine Street South.



DESCRIPTION

26 Ermine Street South comprises a detached 3 bedroomed house within a generous plot including off road car parking and driveway, garage and a substantial enclosed rear garden. The property requires comprehensive refurbishment with substantial grounds suitable for a substantial extension (STP).

The property comprises a ground floor entrance hall with doors off to a dining room, living room and kitchen with a further door providing access to a boot room, rear access and separate WC.

The first floor comprises 3 dual aspect double bedrooms with a bathroom and separate WC.

Externally, the property is in an elevated position set back from Ermine Street South, with an access drive leading to the garage to the side of the property. To the rear is a substantial enclosed rear garden which extends around the northern side of the building providing scope for an extensions (STP).

SERVICES

Mains electricity, gas and water are understood to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

Ground floor	60.65 sq m	(653 sq ft)
First floor	57.0 sq m	(613 sq ft)
Total GIA	117.65 sqm	(1,266 sq ft)

All measurements are approximate prepared on a gross internal area basis.

PLANNING

Whilst no planning enquiries have been made, the agents consider that the property lends itself for refurbishment and additional extensions to either the north or south sides.



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Important Information

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PRICE

Offers in the order of £450,000 for the freehold.

VAT

We understand that VAT will not be charged on the sale price.

COUNCIL TAX

26 Ermine Street South is currently assessed for Council Tax with Band D.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

The property has an EPC of D (61). A copy of the EPC is available on our website.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cams
PE29 3YH
Contact: Stephen Power
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