



21 Ditchfield, Somersham

Guide Price **£250,000**

 **Oliver James**
Property Sales & Lettings



21 Ditchfield

Somersham, Huntingdon

A well positioned semi detached home, requiring some updating in places, with single garaging and westerly facing rear garden.

Council Tax band: C

Tenure: Freehold

- Semi-detached home.
- Three bedrooms.
- The Gross Internal Floor Area is approximately 722 sq/ft / 71 sq/metres.
- Requiring some modernisation.
- Westerly facing rear garden.
- Nice aspect, backing onto the school playing fields.
- Single garage.
- Driveway parking for two vehicles.
- Well located, within walking distance of local amenities & schooling.
- EPC: D.





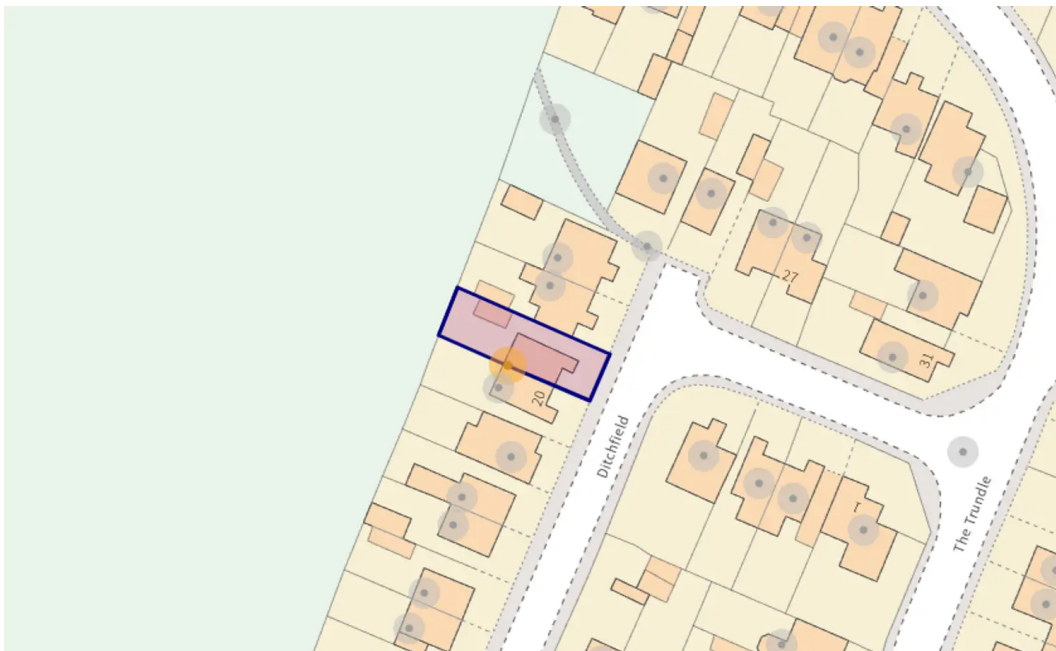
INTRODUCTION

The property is tucked down the end of Ditchfield, with driveway parking to the front for two vehicles. There is an entrance porch at the front with a double cupboard for shoes and coats. The living room is open into the dining area with windows to the front and rear elevations. The kitchen is fitted with a range of wall and base mounted cupboards with a pantry cupboard and door to the side. Upstairs are three bedrooms, the principal of which has fitted storage. The bathroom has a three piece suite with a shower over the bath. The garden is westerly facing, backing onto the playing fields with a single garage.

LOCATION

Somersham lies approximately 9 miles (14 km) east of Huntingdon and 4 miles (6 km) north of St Ives. Somersham is on the guided bus route, as well as having a regular bus service. A short distance to Huntingdon Train Station, so easily commutable to London and beyond. There are various independent shops including a florist, pet shop, homeware store, Tesco and convenience store. The local schools are Whitehall independent Prep school and Parkhall County Primary.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

