



Ground Floor

Lounge
4.02m (13'2") x 3.57m (11'9")

Kitchen
3.57m (11'9") max x 2.36m (7'9")

Utility
1.84m (6') x 1.42m (4'8")

Bathroom

Porch

First Floor

Landing

Bedroom 1
3.99m (13'1") x 3.57m (11'9")

Bedroom 2
2.80m (9'2") x 2.38m (7'10") max
(sloping roof with restricted head height)

Store
2.36m (7'9") x 1.13m (3'8")

Outside

The property benefits from a shared pedestrian side access which leads to the rear courtyard garden. Next-door have pedestrian right of access across the garden to access their own garden.

An outbuilding is situated at the rear of the property which measures 2.13m (6'11") x 2.11m (6'11").

Further Information
Tenure: Freehold
Council Tax Band: B
EPC Rating: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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PROPERTY SUMMARY

Offers Considered between £200,000 and £210,000. A lovely cottage situated in the thriving village of Somersham and offered with No Forward Chain. Accommodation includes two bedrooms, a lounge with an open fire, kitchen, utility and refitted ground floor bathroom. The property also benefits from rear courtyard garden with outbuilding and gas radiator central heating.

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