



Total area: approx. 110.2 sq. metres (1186.3 sq. feet)

Ellis Winters are delighted to offer a rarely available non estate detached bungalow situated in one of the area's most sought after village locations. The extended and versatile accommodation comprises, four bedrooms, a refitted kitchen/diner, lounge and bathroom. Outside the property boasts ample off road parking for several vehicles, garage and an enclosed southerly facing side garden. A viewing is essential to fully appreciate the space and further potential offered with this unique bungalow.

Hemingford Grey is situated along the southern bank of the River Great Ouse in Cambridgeshire. The village boasts the oldest village rowing regatta, a multi-award winning pub, primary school and excellent sports and social facilities. It also benefits from a very well stocked local shop/post office.

The town of Huntingdon is 4 miles to the west and the popular market town of St Ives is even closer to the east. The nationally important A14 provides links with Cambridge, Huntingdon, the M11, M1, A1 and the east coast ports. London is an easy commute from Huntingdon station with frequent and modern trains to Kings Cross and St Pancras in under an hour.

Ground Floor

Entrance Hall

Hall

Lounge
4.27m (14') x 3.93m (12'11")

Kitchen/Diner
3.93m (12'11") x 3.62m (11'10")

Bedroom 1
4.07m (13'4") x 3.54m (11'7")

Bedroom 2
3.96m (13') x 3.66m (12')

Bedroom 3
3.64m (11'11") x 3.34m (11')

Bedroom 4
2.87m (9'5") x 2.74m (9')

Bathroom

Outside

The property is situated on a corner plot. A driveway provides ample off road parking for several vehicles. Double gates provide access to the side of the property to an area which leads to a garage with power and lighting. On the other side of the property a pedestrian gate providing access to the fully enclosed southerly facing side garden which is mainly laid to lawn with raised flower beds and a patio seating area. To the rear of the property is a private additional courtyard garden area.

Agents Note

When the property was extended to the front, plans were drawn up for an additional bathroom to be installed between bedroom one and bedroom two to include a side window. This would be ideal to create an en suite to one of the bedrooms if required. Plans are available if requested. Some works have already been carried out to create this second bathroom, however, the property is being sold as seen by the owners.

Further Information

Tenure: Freehold
Council Tax Band: E
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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GUIDE PRICE

£500,000

POUND ROAD

HEMINGFORD GREY, PE28 9EF

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