



A rare opportunity to buy an end of terrace home positioned on desirable private development in the sought after riverside village of Hemingford Grey. Offered with NO FOWARD CHAIN this property provides modern and versatile accommodation which includes three bedrooms, open plan living space with refitted kitchen, and first floor shower room. Outside the property boasts a balcony overlooking the rear garden, a garage, driveway, a private enclosed rear garden, and use of an additional communal garden. A viewing is essential to fully appreciate the location of this deceptive and desirable home.

**Bedroom 2**  
3.56m (11'8") x 2.90m (9'6")

**Shower Room**

**Outside**  
A driveway provides off road parking and leads to a garage which measures 5.28m (17'4") x 3.14m (10'4") max with an up and over door, power and lighting. Gated side access opens to the fully enclosed rear garden which is mainly laid to lawn and benefits from a patio seating area and timber built garden room with integrated storage shed. The property also benefits from the use of the fully maintained communal garden.

**Ground Floor**

Entrance Hall

Cloakroom

Living/Kitchen Area  
7.78m (25'6") x 3.69m (12'1")

Bedroom 3  
3.96m (13') x 2.48m (8'2")

**First Floor**

Bedroom 1  
4.89m (16'1") x 3.15m (10'4")

Balcony

**Further Information**

Tenure: Freehold  
Maintenance Charge: £200pa  
EPC Rating: D  
Council Tax Band: C

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



**OFFICE ADDRESS**

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

01480 388888  
infostives@elliswinters.co.uk  
www.elliswinters.co.uk



ASKING PRICE

**£425,000**

**NORMAN COURT**  
HEMINGFORD GREY, PE28 9BQ

## PROPERTY SUMMARY

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