



Ground Floor

Entrance Hall

Lounge  
5.67m (18'7") x 3.15m (10'4")

Kitchen  
3.60m (11'10") max x 3.13m (10'3")

Conservatory  
2.51m (8'3") x 2.42m (7'11")

Bedroom 1  
3.62m (11'11") x 3.13m (10'3")

Bedroom 2  
3.62m (11'11") max x 3.15m (10'4")

Bedroom 3  
3.54m (11'7") x 3.17m (10'5")

Bathroom

Shower Room

Outside

To the front of the property, a large gravelled and concrete driveway leads to a detached single garage, partially enclosed by a hedgerow, and side access.

To the rear of the property is an enclosed garden, with a paved patio and pathways, laid to lawn, with mature shrubs. There is also a timber-constructed shed.

Further Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

Construction Type: Unconfirmed.  
Potentially non-standard

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

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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**£190,000**

**PARKHALL ROAD**

SOMERSHAM, PE28 3HE



## PROPERTY SUMMARY

An established, detached bungalow, in a popular village location. This property is within short distances from the village amenities, it is in need of modernisation throughout, features three bedrooms, a shower room and a bathroom, and occupies a handsome plot. There is plenty of off-road parking and a detached, single garage. Offered with no onward. Cash buyers only. This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

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