



Ground Floor

Porch

Kitchen/Diner
3.94m (12'11") x 3.46m (11'4") max

Lounge
3.95m (13') x 3.86m (12'8")

Conservatory
3.62m (11'11") x 2.37m (7'9")

First Floor

Landing

Bedroom 1
3.94m (12'11") x 2.85m (9'4")

Bedroom 2
3.18m (10'5") x 2.26m (7'5")

Bathroom

Outside

To the front of the property, a block paved driveway provides off-road parking and leads to a garage with an up-and-over door, power, and lighting connected, and a personal door to the side. To the rear of the property, there is an enclosed southerly-facing garden with gated rear access. The rear garden is laid with artificial grass, slated borders, and a paved patio

seating area. An additional allocated off-road parking space is located in the private development, along with the use of a visitor parking space.

Further Information

Tenure: Freehold
Private Road/Management Charge: Approx. £240 per annum or £20 per calendar month
Council Tax Band: B
EPC Rating: C
Agents Note: The current owner replaced the flooring in the kitchen, bedroom 2, and the conservatory, during 2021.

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

A well-proportioned, and very well-presented, semi-detached house, positioned within a private road, and within a well-serviced village location.

This superb home, features a generous kitchen/breakfast room, a lounge, and a conservatory. There are two good-size bedrooms, and a modern bathroom.

Outside there is a southerly-facing rear garden, a block paved driveway, a single garage, and an additional allocated parking space within the private development. A further shared visitor parking space is available.

This home is well-suited to a variety of buyers, and a viewing comes highly recommended.

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