



**Ground Floor**

Entrance Hall

Lounge  
5.47m (17'11") x 3.56m (11'8") max

Conservatory  
3.04m (9'11") x 2.65m (8'8")

Dining Room  
3.47m (11'5") x 3.16m (10'4")

Kitchen  
4.38m (14'4") max x 2.21m (7'3")

Rear Lobby

WC

Study/Family Room  
4.57m (15') x 2.50m (8'2")

First Floor

Landing

Bedroom 1  
3.69m (12'1") x 3.62m (11'11")

Bedroom 2  
3.62m (11'11") x 3.53m (11'7")

Bedroom 3  
2.58m (8'6") x 2.57m (8'5")

**Bathroom**

Outside

To the front of the property is a part-walled enclosed garden with a mature shrub and lawn area. The driveway provides off-road, parking for numerous vehicles. Gated access leads through to a further driveway and rear garden.

To the rear of the property is an enclosed garden, laid mainly to lawn, with mature trees, flower beds, a paved patio seating area, and a garden shed.

Further Information

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

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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**£260,000**  
**NORWOOD ROAD**  
HUNTINGDON, PE28 3EY

## PROPERTY SUMMARY

A well-presented, semi-detached home in a well-serviced village location. This superb home is within walking distance from the village centre, amenities, schools, and the nature reserve.

This home features three reception rooms, three bedrooms, a conservatory, a WC, and a family bathroom.

Outside there is plenty of off-road parking and a good-size rear garden.

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