



Ground Floor

Entrance Hall

Kitchen
2.74m (9') x 2.74m (9')

Lounge/Dining Room
4.80m (15'9") max x 4.56m (15')

First Floor

Landing

Bedroom 1
3.70m (12'1") x 2.81m (9'3")

Bedroom 2
3.85m (12'7") x 2.81m (9'3")

Bedroom 3
2.29m (7'6") x 2.26m (7'5")

Bathroom

Further Information

Tenure: Freehold

Council Tax Band: B

EPC Rating: C

Agents Note: There is shared access to the parking area to the rear of the property

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

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

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



ellis winters
sales & lettings since 2001

£260,000

THE PADDOCK
SOMERSHAM, PE28 3JU

PROPERTY SUMMARY

A well-presented, end terrace home, in a cul de sac location, overlooking an green. This superb home features a lounge/dining room, a kitchen, three well-proportioned bedrooms and a family bathroom. Outside to the front of the property is a decorative paved pathway, a storage shed, and an outside cupboard. To the rear, is an enclosed garden with a paved patio seating area and mature flower bed. There is parking to the rear of the property, plus gated access into the rear garden with a further block paved driveway which leads to a garage. The garage has power and light connected and offers the potential to convert to a further reception room, subject to approval and planning.

3



1



1

