



Ground Floor

Entrance Hall

Lounge
3.89m (12'9") x 3.71m (12'2") max

Kitchen/Diner
5.92m (19'5") x 2.98m (9'9")

Hallway

Family Room
4.11m (13'6") max x 2.71m (8'11")

Shower Room

Utility Room/ Kitchenette
3.49m (11'5") x 2.84m (9'4")

First Floor

Landing

Bedroom 1
4.03m (13'3") x 2.58m (8'6")

Bedroom 2
3.15m (10'4") x 2.62m (8'7")

Bedroom 3
2.44m (8') x 1.90m (6'3") max

Shower Room

Outside

The property has a block paved driveway providing ample off road parking for several vehicles. The driveway leads to the former garage which is still big enough to be used as a store and has an electric roller garage door to front, power and lighting. The fully enclosed rear garden is also block paved for low maintenance and benefits from a shed, and green house. The property also benefits from solar panels, more information on these are available in further information below.

Further Information

Tenure: Freehold
Council Tax Band: C
EPC Rating: B
Solar Panels: The solar panels are leased with a further 16 years remaining on the lease. Once lease expires the ownership of the solar panels will be transferred to the owner of the property. For more information on the solar panels, please speak to a member of our St Ives team.

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



£345,000
FEOFFEES ROAD
SOMERSHAM, PE28 3JE

PROPERTY SUMMARY

This well cared for semi detached home has been extended on the ground floor to provide spacious and versatile accommodation which could easily be utilised as an annex if required. Offered with No Forward Chain the property is brilliantly located only a short walk from the Somersham Nature Reserve and the High Street which has lots of amenities. Accommodation currently comprises three bedrooms all with built in wardrobes, two reception rooms, kitchen/diner, two shower rooms, and a utility room currently fitted like a second kitchen. Outside the property has been landscaped for low maintenance and includes a block paved driveway providing ample off road parking for several vehicles and a good sized rear garden. A viewing is highly recommended to fully appreciate the space and location of this extended home which is ideal for any young family.

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