



Ground Floor

Lounge Area
4.43m (14'6") x 3.94m (12'11")

Dining Area
4.45m (14'7") x 3.30m (10'10")

Kitchen
3.10m (10'2") x 2.57m (8'5")

First Floor

Landing

Bedroom 1
3.60m (11'10") x 2.70m (8'10")

Bedroom 2
3.29m (10'10") max x 2.70m (8'10")

Bathroom

Further Information

Tenure: Freehold
Listing: Grade II listed
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



OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

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



OFFERS IN EXCESS OF

£300,000

CHURCH STREET

HEMINGFORD GREY, PE28 9DF

PROPERTY SUMMARY

This super period property is offered with No Forward Chain within one of Cambridgeshire's most sought after villages. Cobweb Cottage is centrally located within Hemingford Grey with riverside walks, the village shop, and the popular village pub only a short walk away. Accommodation includes two double bedrooms, a first floor bathroom, open plan lounge/dining area and a kitchen. The property also benefits from an enclosed courtyard garden. Due to its scenic location in one of the areas premier villages, a viewing comes highly recommended to appreciate this charming home.

2



1



1

