



Ground Floor	and shrubs, two garden sheds, and a greenhouse.
Entrance Hall	
Cloakroom	Further Information
Lounge 4.14m (13'7") x 3.78m (12'5")	Tenure: Freehold
Kitchen/Breakfast Room 4.14m (13'7") x 3.48m (11'5")	Council Tax Band: C
Conservatory 4.06m (13'4") x 3.79m (12'5")	EPC Rating: C
Utility Room/Storage Room 5.30m (17'5") x 2.95m (9'8")	Buyer ID Checks
First Floor	To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
Landing	The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.
Bedroom 1 4.04m (13'3") x 3.92m (12'10")	Our team will guide you through the process when you make an offer on a property.
Bedroom 2 4.04m (13'3") x 2.61m (8'7")	Disclaimer
Bedroom 3 2.78m (9'2") x 2.74m (9')	All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.
Bathroom	
Outside	
To the front of the property is a large block paved driveway, providing off-road parking for at least 4 to 5 vehicles, with a planted edging, and leading to a side paved seating area. To the rear of the property is an enclosed garden that features a paved patio seating area, gravelled flower beds, a barked play area, various trees	

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PROPERTY SUMMARY

A very well-presented, semi-detached home, in a sought-after location, and within proximity to amenities, main road transport links to Cambridge and Huntingdon's mainline train station, and schools. This superb home features a kitchen/breakfast room, a lounge, a conservatory, and a utility/store room. There are three good size bedrooms, a modern bathroom, a good-sized garden, and a large block paved driveway providing off-road parking for numerous vehicles. A viewing is highly recommended.

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