



Ground Floor

Entrance Hall

WC

Lounge
5.43m (17'10") x 4.36m (14'3")

Kitchen/Dining Room
4.77m (15'8") x 4.11m (13'6")

Garden Room
3.98m (13') x 2.59m (8'6")

WC

Bedroom 1
3.70m (12'2") x 3.63m (11'11")

Bedroom 2
4.00m (13'1") x 3.47m (11'5")

Bedroom 3
3.09m (10'2") x 2.92m (9'7")

Bathroom

Further Information

Tenure: Freehold

Council Tax Band: D

EPC Rating: E

Garage: The garage has an electric door, and there is power, and light connected.

Buyer ID Checks

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. 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. Our team will guide you through the process when you make an offer on a property.

Disclaimer

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.

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£325,000

Mill Green

Warboys, Cambs, PE28 2SB

PROPERTY SUMMARY

A non-estate, detached bungalow, in a popular village location. This superb property is well-positioned only a short distance from the village centre, and is within walking distance from some of the village amenities. Featuring well-proportioned accommodation, three bedrooms, a bathroom, two separate WCs, and a garden room. There is a generous driveway, a generous rear garden, and a single garage. Offered with no onward chain, a viewing is highly recommended.

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