



Ground Floor	Office with power and light connected.
Porch	
Entrance Hall	Further Information Tenure: Freehold Council Tax Band: D EPC Rating: D
WC	
Lounge 5.27m (17'4") x 4.12m (13'6") max	Agents Note: The current owner confirmed that they have replaced the guttering and the fascia boards, the garage roof, and the power supply to the Summer House/ Garden Office was connected by them and it would need to be certified/signed off by a qualified electrician
Dining Room 3.39m (11'2") x 2.37m (7'9")	
Kitchen 3.39m (11'2") x 2.29m (7'6")	
First Floor	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.
Landing	
Bedroom 1 5.47m (17'11") max x 3.19m (10'6")	
Bedroom 2 3.41m (11'2") x 3.19m (10'6")	
Bedroom 3 3.42m (11'3") x 1.98m (6'6")	
Bathroom	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.
Outside To the front of the property is a part enclosed garden, with mature hedge row, laid mainly to lawn, mature plants and a gated access to the rear garden. There is a detached single garage that has power and lighting connected, a window and door to side, and an attached covered storage area to the rear. To the rear of the property is good-sized, enclosed garden that features a generous block paved seating area, the garden is laid mainly to lawn, with mature well-stocked beds and borders, a garden pond, and a fully insulated Summer House/Garden	

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GUIDE PRICE

£400,000

Flackdale Road

Hilton, Cambridgeshire, PE28 9NY

PROPERTY SUMMARY

****GUIDE PRICE £400,000 - £425,000****

A well-presented, detached family home, in a cul-de-sac position, within a sought-after village location. This superb home features a lounge, a dining room, three good-sized bedrooms, a driveway, a detached single garage, and a summer house/ garden office, and overlooks a green. The property is well-placed for access to main road transport links both to Cambridge City and Huntingdon's mainline train station that arrives in London within the hour. The property also falls within the school catchment for Swavesey Village Colleague, meaning this home is well-suited to growing families. A viewing comes highly recommended.

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