



Ground Floor

Entrance Hall

Lounge
4.24m (13'11") x 3.94m (12'11")

Kitchen/Diner
4.21m (13'10") x 3.63m (11'11")

Conservatory
3.11m (10'2") x 2.68m (8'9")

Bathroom
2.96m (9'8") x 1.50m (4'11")

First Floor

Landing

Bedroom 1
3.97m (13') x 3.32m (10'11")

Bedroom 2
4.18m (13'8") x 2.88m (9'5") max

Bedroom 3
2.91m (9'7") x 2.25m (7'5")

Shower Room

Outside
To the front is off-road parking for two vehicles, there is a shared side access that leads to the rear, and a side gate provides access to the rear garden. To the rear is a generous garden, with a block paved and hard stand seating area, a large metal garage/workshop, the garden is laid

mainly to lawn with mature trees, shrubs and hedged borders. There is an open through to a further part of the garden/orchard with various fruit trees.

Further Information
Tenure: Freehold
Council Tax Band: C
EPC Rating: C

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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£290,000
West End

Somersham, Cambridgeshire, PE28 3EP

PROPERTY SUMMARY

A well-proportioned, semi-detached home in a cul-de-sac position, within a popular well-served village location. This superb home features a modern kitchen/diner, a modern ground-floor bathroom, a lounge and conservatory, three double bedrooms, and a shower room. Outside there is off-road parking and a generous rear garden. Offered with no onward chain, a viewing comes highly recommended.

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