

#### Ground Floor

#### Entrance Hall

Kitchen/ Breakfast Room  
4.36m (14'3") x 2.75m (9')

#### Lobby

Lounge  
5.87m (19'3") x 3.43m (11'3")

Bedroom 1  
4.24m (13'11") x 2.75m (9')

Bedroom 2/Dining Room  
4.24m (13'11") x 3.43m (11'3")

Bedroom 3  
3.09m (10'1") x 2.28m (7'6")

#### Shower Room

#### Outside

To the front of the property is a part enclosed, large, gravelled driveway, providing off-road parking for numerous vehicles, side access to the rear, and mature hedge rows, and flower bed borders.

To the rear of the property is an enclosed, good-sized south-facing garden, laid mainly to lawn, with various trees and fruit trees, shrubs, and flower bed borders. There is gated access to an additional parcel of land that the current owners have used and maintained over the last 20+ years as a vegetable garden. Please speak to the agent for further details. This home also benefits from a generous garage 6.20m (20'4") x 2.50m (8'2") and Store.

#### Further Information

Tenure: Freehold  
Council Tax Band: C  
EPC Rating: D

#### 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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**£365,000**

**St. Ives Road**


Somersham, Cambridgeshire, PE28 3ER



PROPERTY SUMMARY

A well-presented and well-proportioned detached bungalow, in a non-estate position and a short distance from the village centre and amenities. This superb property features a large driveway, a kitchen/breakfast room, a generous lounge, two/three bedrooms, a shower room, a generous rear garden, and is offered with no onward chain. A viewing is highly recommended to appreciate all this home has to offer.

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