



Ground Floor

Porch

Lounge
4.78m (15'8") x 3.07m (10'1")

Kitchen
3.08m (10'1") x 2.11m (6'11")

Hall

Bedroom 1
3.03m (9'11") x 2.86m (9'5")

Bedroom 2
2.73m (8'11") x 2.66m (8'9")

Bathroom

Outside
To the front of the property is an open plan garden that is laid to lawn, there is a small portion of additional garden on the other side of the pedestrian path which is laid to lawn and mature shrubs.
To the rear of the property is an enclosed garden that is laid mainly to lawn with paved pathways, timber sheds, access to the Lean-to 2.15m (7') x 2.04m (6'8"), and access to the rear of the garage. The former garage is mainly used for storage purposes due to having an integrated sound proofed music studio. The music studio is well-proportioned and has power and light connected, along with power and light connected to the former garage/storage
To the rear of the property is also off-road parking in front of the garage/music studio.

Further Information
Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Agents Note: The seller confirms the property benefits from sound proofing to the party walls in the lounge and bedroom one

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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£190,000
The Hawthorns

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PROPERTY SUMMARY

An established semi-detached bungalow, in a popular village location, and offered with no onward chain. The property is ideally located being within a short distance to the village amenities, public transport links, and a primary school. This property is in need of some renovations, and features a lounge, a kitchen, two bedrooms, and a bathroom. Outside, there are front and rear gardens, a garage for storage, and an integral sound proofed music studio.

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