

Ground Floor

and shrubs, two garden sheds, and a greenhouse.

Entrance Hall

Cloakroom

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

Lounge  
4.14m (13'7") x 3.78m (12'5")

Kitchen/Breakfast Room  
4.14m (13'7") x 3.48m (11'5")

Conservatory  
4.06m (13'4") x 3.79m (12'5")

Utility Room/Storage Room  
5.30m (17'5") x 2.95m (9'8")

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.

Landing

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.

Bedroom 1  
4.04m (13'3") x 3.92m (12'10")

Bedroom 2  
4.04m (13'3") x 2.61m (8'7")

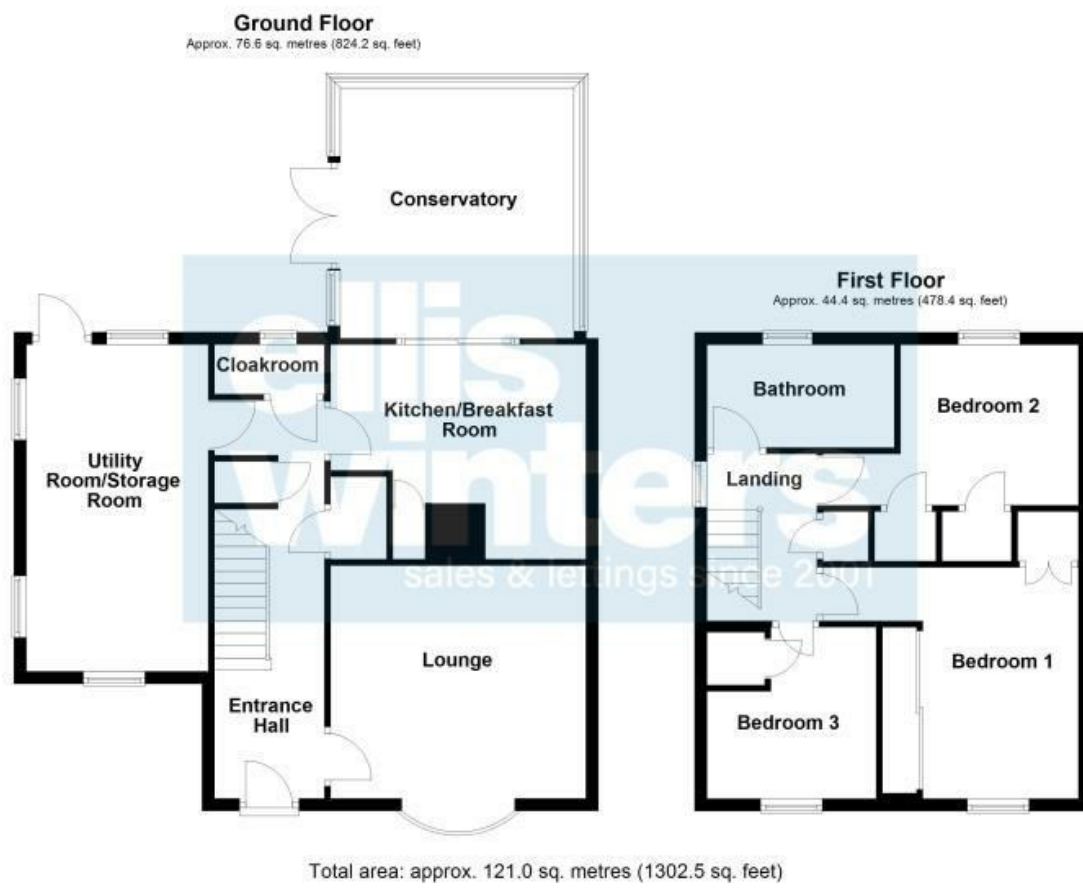
Bedroom 3  
2.78m (9'2") x 2.74m (9')

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 large block paved driveway, providing off-road parking for at least 4 to 5 vehicles, with a planted edging, and leading to a side paved seating area. To the rear of the property is an enclosed garden that features a paved patio seating area, gravelled flower beds, a barked play area, various trees



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**£365,000**

**Stepping Stones**

Hemingford Grey, Cambridgeshire, PE28 9EL

## PROPERTY SUMMARY

A very well-presented, semi-detached home, in a sought-after location, and within proximity to amenities, main road transport links to Cambridge and Huntingdon's mainline train station, and schools. This superb home features a kitchen/breakfast room, a lounge, a conservatory, and a utility/store room. There are three good size bedrooms, a modern bathroom, a good-sized garden, and a large block paved driveway providing off-road parking for numerous vehicles. A viewing is highly recommended.

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