



Ground Floor	area, gravelled borders, and two storage areas.
Entrance Hall	
Lounge 4.05m (13'4") x 3.63m (11'11")	Further Information Tenure: Freehold Council Tax Band: B EPC Rating: D
Dining Room 4.05m (13'4") x 3.61m (11'10")	
Kitchen 3.59m (11'9") x 2.97m (9'9")	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.
First Floor	
Landing	
Bedroom 1 4.00m (13'1") x 3.62m (11'10")	
En-Suite Shower Room	
Bedroom 2 3.03m (9'11") x 2.85m (9'4")	
WC	
Bedroom 3 3.23m (10'7") x 1.90m (6'3")	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.
Bathroom	
Outside To the front of the property is a gravelled driveway providing off-road parking for one to two vehicles, and gated access to the rear garden. To the rear of the property is an enclosed south-facing garden that is laid mainly to lawn with a paved patio seating	

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£350,000

High Street

Warboys, Cambs, PE28 2TA

PROPERTY SUMMARY

An immaculately presented, Victorian semi-detached home, in a popular, well-served village. This superb property boasts two reception rooms, both with feature fireplaces, a modern kitchen with integrated appliances, three good-sized bedrooms, a modern en-suite shower room, an en-suite WC, and a modern family bathroom. Outside, there is an enclosed south-facing rear garden and a driveway providing off-road parking for one to two vehicles. Offered with no onward chain, a viewing comes highly recommended.

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