

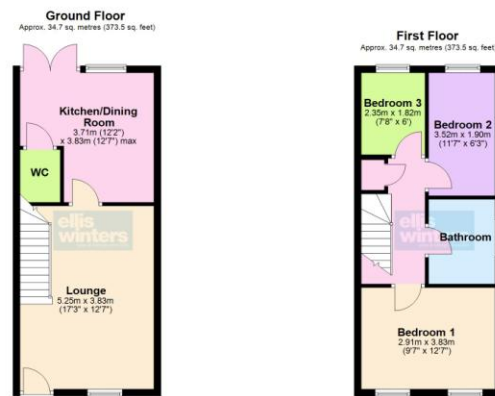
£200,000

6 Horseshoe Place Burnt House Road, Turves, PE7 2FS



To arrange a viewing call us now on 01354 701000

Nestled in a village between Whittlesey and March this modern home is larger than it looks! Accommodation includes a good size lounge, kitchen/diner overlooking the garden, ground floor WC, three bedrooms and first floor bathroom. Outside there is off road parking to the front, enclosed rear garden and two parking spaces at the rear. EPC C



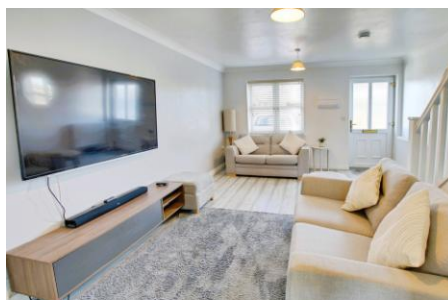
Total area: approx. 69.4 sq. metres (746.9 sq. feet)

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£200,000

2FS

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Ground Floor

Lounge

5.25m (17'3") x 3.83m (12'7")

Window to front, two radiators, stairs to first floor and landing.

Kitchen/Dining Room

3.83m (12'7") max x 3.71m (12'2")

Fitted with wall and base units with integral oven, hob, hood and slimline dishwasher, plumbing for washing machine, sink unit with mixer tap, space for tumble drier, window to rear, radiator, double doors to rear garden.



WC

Fitted with WC and wash hand basin.

First Floor & Landing

Airing cupboard, radiator.

Bedroom 1

3.83m (12'7") x 2.91m (9'7")

Two windows to front, radiator.



Bedroom 2

3.52m (11'7") x 1.90m (6'3")

Window to rear, radiator.

Bedroom 3

2.35m (7'8") x 1.82m (6')

Window to rear, radiator.

Bathroom

Fully tiled and fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, window to side, radiator.



Outside

To the front of the property a brickweave driveway provides off road parking. The West facing rear garden is laid to patio and artificial grass with outside water supply and garden shed. A rear gate opens to the two allocated parking spaces at the rear.



Freehold

Council tax band B

It should be noted that the property is on private drainage and air source heat pump central heating

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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