















Offers in the region of £395,000 Freehold



Avoca Bedford Row, Foul Anchor, Cambridgeshire, PE13 5RF

Nestled in a peaceful village near the bank of the River Nene, this 3 or 4 bedroom property offers flexible accommodation suitable for a large family or those seeking opportunity for multi-generational living.

Off the welcoming entrance hall is a super-sized living room/dining room, A well-equipped triple-aspect kitchen/dining/family room brings a real heart to the home and is a dream for keen entertainers. French doors from both rooms make it easy to flow seamlessly from inside to outside. A separate utility room provides convenient space in which you can shut away the washing when there aren't enough hours in the day, plus provides additional storage too. Adding to the downstairs is a room currently serving as a bedroom. It could easily be an office for someone who works from home, or even a child's play room! There is the added benefit of a downstairs shower room, perfect for anyone who would struggle with the stairs.

Upstairs, the charming property boasts characterful sloped ceilings and dormer windows, with an abundance of space in every room. The master suite has endless space for all you require, and offers the privacy of an en-suite bathroom too. The second bedroom is a unique space that would be incredible for a child wanting a designated area to play in, and there's a third double bedroom too. Bedrooms 2 and 3 are served by a family bathroom where space is maximised by its clerestory window, and there is the benefit of a shower over the bath, meaning all preferences are catered for.

Outside, at the front of the property, is off-road parking for multiple vehicles, with an additional area of hardstanding accessible through wooden gates, and ideal for secure parking of a vehicle, caravan or motorhome. At the rear of the property is a fully-enclosed garden, with areas of lawn, a patio and established planting. The large workshop, which could also double up as a garage and is bound to appeal to a tradesperson or keen hobbyist.

LONG SUTTON

Entrance Hall
14'2" x 8'11" (4.32m x 2.72m)
Inset ceiling lights. Smoke detector. uPVC double-glazed privacy door with matching uPVC double-glazed privacy side panels to the front. Under-stairs storage cupboard housing the hot water cylinder. Thermostat. Power-points. Tile flooring. Under-floor heating.

Kitchen/Dining/Family Room
23'10" (max) x 16'11" (max) (7.27m (max) x 5.17m (max))
Triple-aspect room with uPVC double-glazed windows to the sides and the rear. uPVC double-glazed french doors to the rear. Fitted range of matching shaker wall and base units with a worktop over and tiled splashbacks. Inset 1 and 1/2 bowl sink and drainer with a chrome mixer tap. 'Belling' range-style electric cooker with 5-ring ceramic hob and stainless steel extractor over. Under-counter space and plumbing for a dishwasher. Space for a freestanding fridge-freezer. Thermostat. Power-points. TV point. Tile flooring. Under-floor heating.

Utility Room
11'1" x 6'1" (3.40m x 1.87m)
Ceiling light pendant. uPVC double-glazed privacy window to the side. uPVC double-glazed door with side window to the side. Fitted range of matching wall and base units with a worktop over and a tiled splashback. Inset stainless steel sink and drainer with a chrome mixer tap. Under-counter space and plumbing for a washing machine and space for a tumble dryer. Extractor fan. Consumer unit. Thermostat. Power-points. Tile flooring. Under-floor heating.

Living Room
22'9" x 14'9" (6.94m x 4.50m)
2 x ceiling light pendants. Double-aspect room with a uPVC double-glazed window to the front and uPVC double-glazed french doors with side windows to the rear. Thermostat. Power-points. BT point. TV point. Carpet flooring. Under-floor heating.

Bedroom 4/Office
14'8" x 9'0" (4.48m x 2.76m)
Ceiling light pendant. uPVC double-glazed window to the front. Thermostat. Power-points. TV point. Carpet flooring. Under-floor heating.

Shower Room
8'1" x 4'2" (min) (2.48m x 1.28m (min))
Ceiling light. 3-piece suite comprising of a low-level WC, a pedestal hand basin and a shower cubicle with a mains-fed 'Bristan' shower. Tile flooring. Under-floor heating.

Landing
14'2" x 8'9" (4.32m x 2.69m)
2 x ceiling light pendants. Smole detector. uPVC double-glazed dormer window to the front. 2 x radiators. Power-points. Carpet flooring.

Bedroom 1
19'0" (max) x 14'10" (5.81m (max) x 4.53m)
Sloped ceiling. Ceiling light pendant. Double-aspect room with a uPVC double-glazed dormer window to the front and a uPVC double-glazed window to the side. 2 x radiators. Thermostat. Power-points. TV point. Carpet flooring.

En-Suite
9'9" x 4'8" (2.99m x 1.43m)
Sloped ceiling. Wooden-framed double-glazed velux window. Wall light. Extractor. 3-piece suite comprising of a low-level WC, a pedestal hand basin and a panelled bath with twin taps and a mains-fed 'Bristan' shower over. Tiled splashbacks. Heated towel rail. Linoleum flooring.

Bedroom 2
19'5" (max) x 14'10" (max) (5.92m (max) x 4.54m (max))
T-shaped room with sloped ceiling. Ceiling light pendant. Hatch providing access to the loft with an internal light. uPVC double-glazed window to the side. Wall light. 2 x radiators. Power-points. TV point. Carpet flooring.

Bedroom 3
14'10" x 9'4" (4.54m x 2.86m)
Sloped ceiling. Ceiling light pendant. uPVC double-glazed dormer window to the front. Radiator. Power-points. TV point. Carpet flooring.

Bathroom
8'6" x 6'5" (2.60m x 1.96m)
Inset ceiling lights. uPVC double-glazed clerestory (high-level) privacy window to the rear. 3-piece suite comprising of a low-level WC, a pedestal hand basin and a panelled bath with twin taps and a mains-fed shower with shower screen over. Tiled splashbacks. Radiator. Linoleum flooring.

Outside
At the front boundary is a low brick wall with established hedging, shrubs and bushes adding to its privacy. An opening allows for access to the gravelled driveway which provides off-road parking for multiple vehicles. Wooden gates open to allow vehicular access to the workshop at the side of the property (details below). There is sloped, slabbed access to the front door, which has the benefit of an outside light.

At the rear of the property is a fully-enclosed garden. There is an area of hardstanding ideal for secure parking of a vehicle, caravan or motorhome. A patio extends across the doors from the living room and the kitchen/dining/family room, making it possible to seamlessly flow from inside to outside. There is an area of lawn, and established planting. There is the benefit of 2 x wooden storage sheds, an outside tap and outside lighting.

Workshop
30 x 20 (9.14m x 6.10m)
Wooden construction with 2 x uPVC double-glazed windows and a uPVC double-glazed door to the side, as well as an electric roller shutter door to the front. Strip light. Fitted wall units and shelving, Consumer unit. Power-points.

Material Information
All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Council Tax
Council Tax Band D. For more information on Council Tax, please contact Fenland District Council on 01354 654321.

Energy Performance Certificate
EPC Rating TBC. If you would like to view the full EPC, please enquire at our Long Sutton office.

Services
Mains electric, water and private drainage are all understood to be installed at this property.

Central heating type - Air-source heating.

Mobile Phone Signal
EE - Variable in-home. Good outdoor
02 - Variable outdoor
Three - Good outdoor
Vodafone - Good outdoor

Visit the Ofcom website for further information.

Broadband Coverage
Standard, Superfast and Ultrafast broadband is available.

Visit the Ofcom website for further information.

Flood Risk
This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.
For more information, visit the gov.uk website.

Identification & Anti-Money Laundering Checks
In accordance with our legal and regulatory requirements, all purchasers are required to complete identification and Anti-Money Laundering (AML) checks through Thirdfort, our independent verification provider. A fee of £35 + VAT per person is payable for these checks.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5.00pm. Saturday: 9.00am to 1.00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.