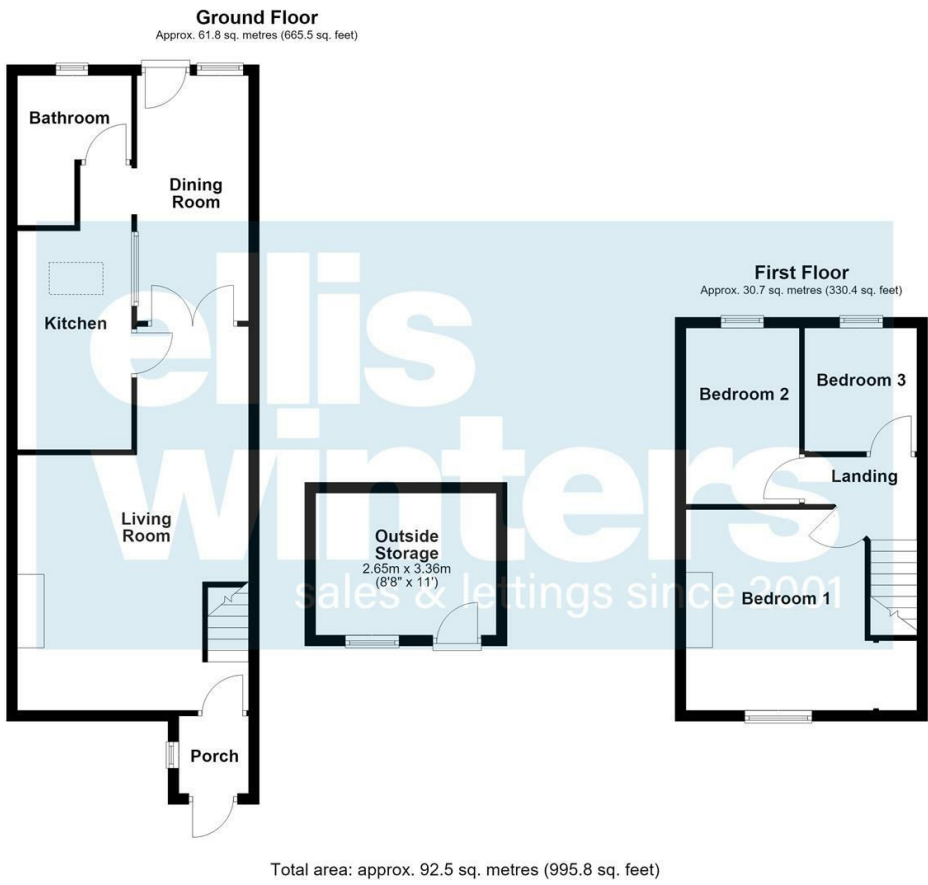




Ground Floor

Porch

Living Room
7.16m (23'6") x 4.30m (14'1")

Modern Kitchen
4.08m (13'5") x 2.12m (7')

Dining Room
4.57m (15') x 2.08m (6'10")

Modern Bathroom

First Floor

Landing

Bedroom 1
3.74m (12'3") x 3.34m (10'11")

Bedroom 2
3.28m (10'9") x 2.11m (6'11")

Bedroom 3
2.30m (7'7") x 2.11m (6'11")

Outside

To the front of the property is an enclosed garden that is laid mainly to slate chippings.

To the rear of the property, the garden is split into three separate zones, the first is an enclosed courtyard space with timber decking and providing access to the outside storage area 3.36m (11') x 2.65m (8'8") which has power and light connected. The second garden area is a part enclosed space, laid mainly to gravel, and provides off-road parking for

up two vehicles. The third part to the garden, is a full enclosed space, with gravelled, and paved patio seating areas, mature borders, a lawn area and a timber pergola.

Further Information
Tenure: Freehold
Council Tax Band: A
EPC Rating: TBC

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 £66.67 + VAT (£80) 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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£260,000
Station Road
Warboys, , PE28 2TH

PROPERTY SUMMARY

An immaculately presented, period terrace home, in a well-serviced village location, with stunning countryside views to the front. This superb home features a generous open plan living room, there is a modern, galley style kitchen, a dining room, a modern ground-floor bathroom, and three bedrooms. Outside, to the front is an enclosed garden laid mainly to slate chippings. To the rear, the garden is split into three separate zones, the first is an enclosed courtyard space with timber decking and providing access to the outside storage area which has power and light connected. The second garden area, is a part enclosed space, laid mainly to gravel, and provides off-road parking for up two vehicles. The third part to the garden, is a full enclosed space, with gravelled, and paved patio seating areas, mature borders, a lawn area and a timber pergola. A viewing comes highly recommended to appreciate all this home has to offer.

3



1



2

