



Total area: approx. 156.0 sq. metres (1679.6 sq. feet)

Ground Floor

Entrance Hall

Dining Room
4.26m (14') x 2.96m (9'9") max

Conservatory
4.00m (13'1") x 2.97m (9'9")

Lounge
4.63m (15'2") x 3.37m (11'1")

Kitchen/Breakfast Room
3.34m (11') x 3.11m (10'2")

Pantry

WC

Utility

Garden Room
3.99m (13'1") x 2.58m (8'6")

First Floor

Landing

Bedroom 1
3.63m (11'11") x 3.36m (11')

Bedroom 2
4.65m (15'3") x 3.35m (11') max

Bedroom 3
2.96m (9'8") max x 2.55m (8'4")

Bathroom

Outside

To the front of the property is a large garden laid mainly to lawn, with various vegetable patches, and enclosed by hedgerow. To the side is a generous gravel driveway, that leads to a detached double garage, that has

fitted solar panels, power and light connected, and measures approx. 5.88m (19'4") x 5.78m (19'). To the rear of the property is a private, paved patio seating area.

Further Information

Tenure: Freehold
Council Tax Band: B
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 plus 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.



OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk



GUIDE PRICE

£375,000

Oaklands Avenue

Wistow, , PE28 2QF

PROPERTY SUMMARY

An established, Semi-detached home, in a countryside, village location. This superb property occupies a handsome plot, and offers the potential for further development, either by extending or a building plot (STP). The current property features three reception rooms, a kitchen/breakfast room, a conservatory, cloakroom and a utility cupboard. There are three generous bedrooms and a family bathroom. Outside, there is a generous gravelled driveway, a detached double garage with fitted solar panels, a paved patio seating area, and the main grounds feature lawn areas, hedgerows, and vegetable plots. Offered with no onward chain, this property is a must view to appreciate the plot size, the potential, and its scenic location.

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