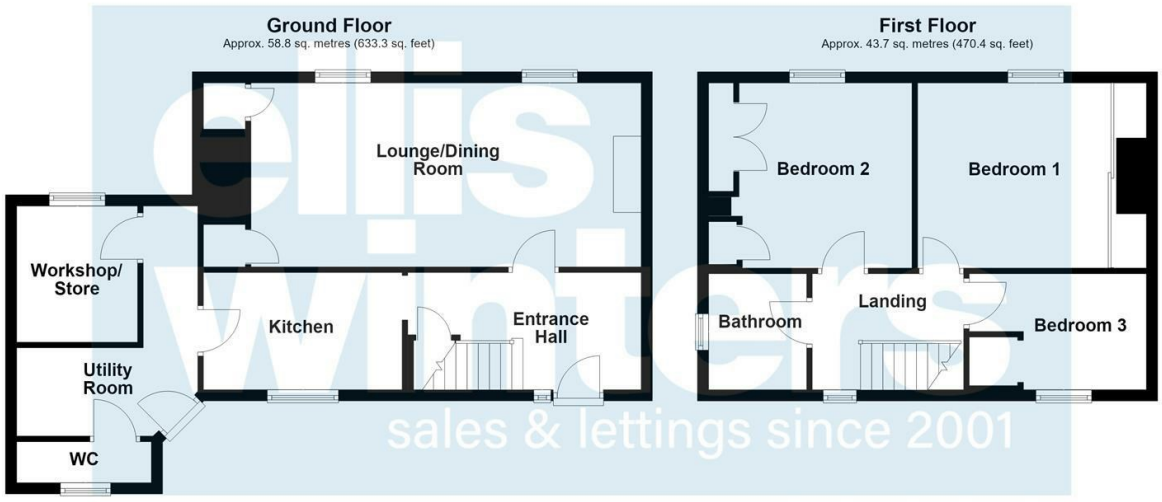


Total area: approx. 102.5 sq. metres (1103.7 sq. feet)

Ground Floor

Entrance Hall

Lounge/Dining Room
7.01m (23') x 3.31m (10'10")

Kitchen
3.57m (11'9") x 2.11m (6'11")

Utility Room
4.14m (13'7") x 3.25m (10'8")

WC

Workshop/ Store
2.45m (8') x 2.17m (7'1")

First Floor

Landing

Bedroom 1
4.11m (13'6") x 3.33m (10'11")

Bedroom 2
3.57m (11'9") x 3.33m (10'11")

Bedroom 3
3.18m (10'5") x 2.09m (6'10")

Bathroom

Outside

To the front of the property is a generous gravel and hard stand driveway, providing off-road parking for numerous vehicles. There is a garden that is laid to lawn with a paved pathway, both are enclosed by hedgerow.

To the rear of the property is a large, south-facing garden that is laid mainly to lawn with mature boarders, a block-paved additional parking area/seating area, a paved patio seating area, a timber shed and play house, both with power connected, and garden lighting.

Further Information
Tenure: Freehold
Council Tax Band: B
EPC Rating: C
Agents Note: This home is of non-standard precast concrete construction and may require specialist mortgage lending. Please contact Ellis Winters for further information.

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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£290,000

Norwood Road

Somersham, , PE28 3EY

PROPERTY SUMMARY

An immaculately presented, semi-detached property on an handsome plot, within a well-serviced village location. This superb home is ideally located being within short distances to amenities, schools, and the nature reserve. This home features a generous lounge/dining room, a kitchen, a utility room, a workshop/store, a cloakroom, three good size bedrooms, and a refitted bathroom. Outside the property boasts a generous driveway and garden to the front, and a large, south-facing rear garden. The property does offer further potential to extend or develop STP.

This home is of non-standard precast concrete construction and may require specialist mortgage lending. Please contact Ellis Winters for further information.

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