



Total area: approx. 84.2 sq. metres (906.8 sq. feet)

Ground Floor

Porch

Hall

Lounge/Diner
7.90m (25'11") x 3.62m (11'10")

Modern Kitchen
3.82m (12'6") x 2.12m (6'11")

Conservatory
3.20m (10'6") x 2.76m (9'1")

First Floor

Landing

Bedroom 1
4.14m (13'7") x 2.63m (8'8")

Bedroom 2
2.94m (9'8") x 2.62m (8'7")

Bedroom 3
3.21m (10'6") max x 1.87m (6'2")

Modern Bathroom

Outside

To the front of the property there is driveway providing off-road parking for numerous vehicles, there is wrought-iron gates providing further access to an additional driveway and to the rear garden.

To the rear of the property there is an enclosed garden that is laid mainly to lawn with mature borders, an everlasting garden shed with power connected, a paved patio, and a timber garden room with power and light

connected.

Further Information
Tenure: Freehold
Council Tax Band: C
EPC Rating C

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.

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk

ellis winters
sales & lettings since 2001

OFFERS OVER

£280,000

The Trundle

Somersham, Cambridgeshire, PE28 3JS

PROPERTY SUMMARY

****Offers Invited Between £280,000 and £290,000****

A well-presented semi-detached home, in a popular location, and a short distance from schools, amenities, the village centre and public transport links. This superb home features a generous lounge/diner, a modern kitchen, a conservatory, three bedrooms with built in storage, and a modern bathroom. There is an enclosed rear garden, a garden room, and a generous driveway. Offered with no onward chain, this property comes highly recommended.

3



1



1

