



Ground Floor
Approx. 9.5 sq. metres (102.8 sq. feet)

First Floor
Approx. 26.7 sq. metres (287.6 sq. feet)

Total area: approx. 36.3 sq. metres (390.4 sq. feet)

Ground Floor

Entrance Hall

Bathroom

First Floor

Open plan

Lounge Area
3.86m (12'8") x 2.47m (8'1")

Kitchen
3.86m (12'8") x 1.97m (6'6") plus
0.01m (0') x 0.01m (0')

Dining Area
3.86m (12'8") x 1.97m (6'6")

Bedroom
3.52m (11'7") max x 1.93m (6'4")

Outside
There is an off-road parking space to
the rear of the property.

Further Information
Tenure: Freehold
Council Tax Band: B
EPC Rating: E

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 £40 + VAT (£48) 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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£165,000

Watermead

Bar Hill, Cambridgeshire, CB23 8TJ

PROPERTY SUMMARY

A well-presented Coach House, in a popular location, with great connections to Cambridge and the A14/A1307, and being within short distances from amenities. This superb home has recently been redecorated and carpeted, features open plan living, a double bedroom, and a ground floor bathroom. There is off-road parking to the rear of the property, and this home is well-suited to first-time buyers, or as an investment property. Offered with no onward chain.

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