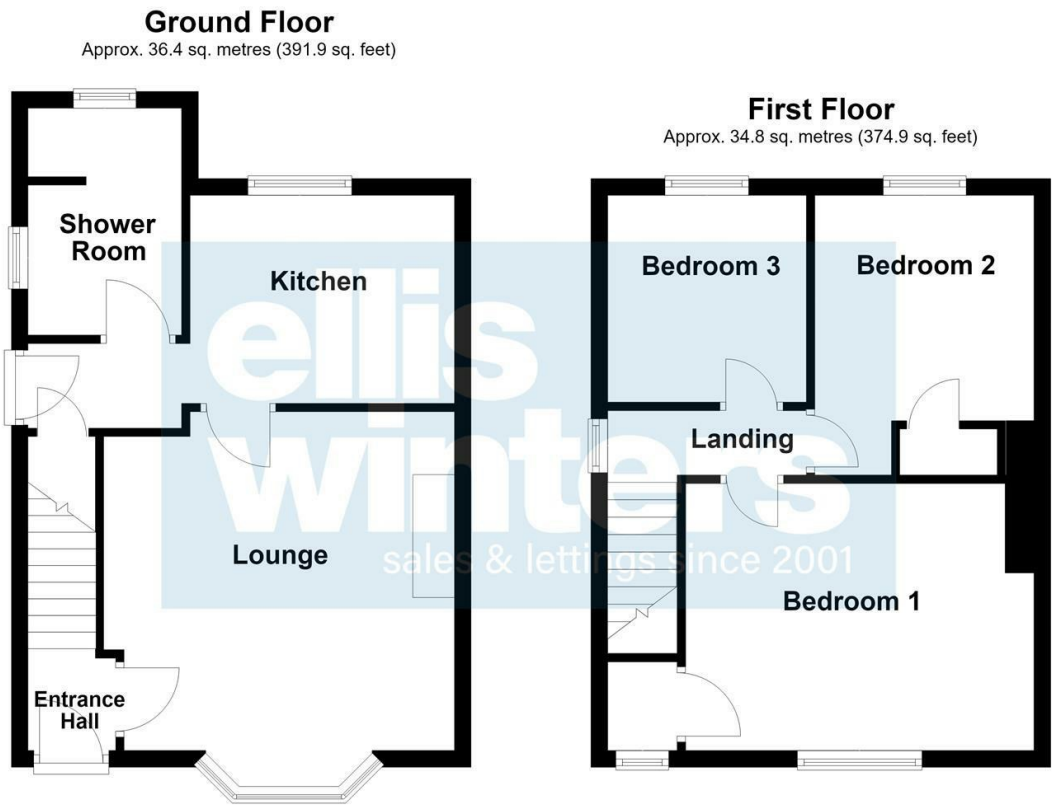


Total area: approx. 71.2 sq. metres (766.8 sq. feet)

Ground Floor

Entrance Hall

Lounge
4.21m (13'10") x 4.07m (13'4")

Kitchen
5.12m (16'9") x 2.80m (9'2")

Shower Room

First Floor

Landing

Bedroom 1
4.21m (13'10") x 3.21m (10'6")

Bedroom 2
3.44m (11'3") x 2.73m (8'11")

Bedroom 3 2.55m (8'4") x 2.35m (7'9")

Outside

To the front is a gravelled driveway, providing off-roading parking for up to two vehicles, there is an open plan garden that is laid to lawn.

To the rear is an enclosed garden laid to lawn with gravelled beds, a concrete hard stand seating area, and a brick-built shed with a power connected.

Further Information
Tenure: Freehold
EPC Rating: E

Council Tax Band: B
Agents Note: The power/electrics to the shed are in place but are not currently connected/ or finished with sockets or lighting

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.

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk



PROPERTY SUMMARY

A well-presented, semi-detached home, in a popular village location, within a short drive of Lakeside Lodge Golf and Leisure facilities, and two neighbouring, villages Somersham, and Warboys, offering a wealth of amenities including shops, doctors, and schools. This superb home has been recently redecorated throughout, and offer's a modern kitchen, a modern ground-floor shower room, three bedrooms, an enclosed rear garden, and a driveway for up to two vehicles. Offered with no onward chain, a viewing is highly recommended.

3

1

1













