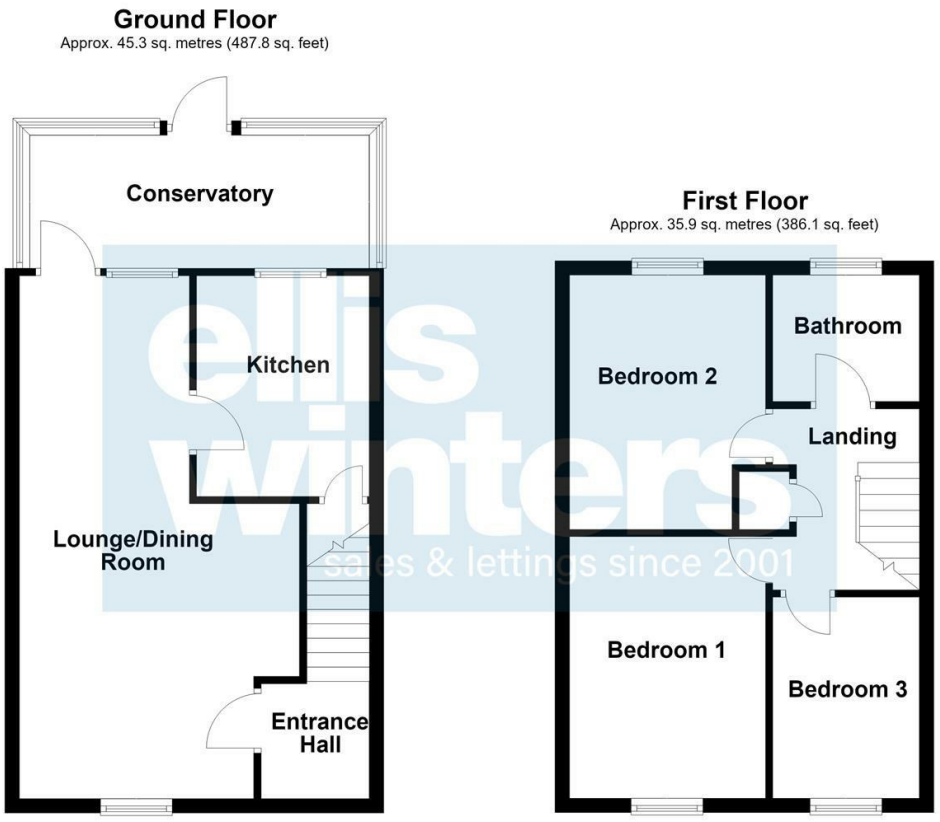


Total area: approx. 81.2 sq. metres (873.9 sq. feet)

Ground Floor

Entrance Hall

Lounge/Dining Room
7.41m (24'4") x 3.91m (12'10")

Kitchen
3.08m (10'1") x 2.41m (7'11")

Conservatory
4.79m (15'9") x 1.86m (6'1")

First Floor

Landing

Bedroom 1
3.65m (12') x 2.73m (9')

Bedroom 2
3.55m (11'8") x 2.73m (9') max

Bedroom 3
2.80m (9'2") x 2.04m (6'8")

Bathroom

Outside

To the front of the property is an open garden laid mainly to lawn, with a pathway to the side, and gated access to the rear.

To the rear of the property is an enclosed, south facing garden, that is laid to lawn, with a paved patio seating area, and pathway. There is a gated access to the rear, that opens to a path leading to the rear of the garage en block. There garage en block and off-road parking space in front of the garage is a short walk from the property.

Further Information
Tenure: Freehold
Council Tax Band: C
EPC Rating: D
Solar Panels: The property benefits from Solar panels. There are leased, were installed by a previous owner in 2016, and are on a 25-year lease

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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OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk



£280,000

St. Johns Close

Needingworth, , PE27 4TT

PROPERTY SUMMARY

A well-presented, semi-detached home, overlooking a green, and within a popular village location. This superb home features a generous lounge/dining room, a kitchen, a conservatory with plumbing for white goods, three good-sized bedrooms, and a bathroom. Outside is a good-sized rear garden, and within walking distance is the garage en block and off-road parking space. The property further benefits from being within short distances of the primary school, local convenience store, village hall and sports green, and public transport links. A viewing comes highly recommended.

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