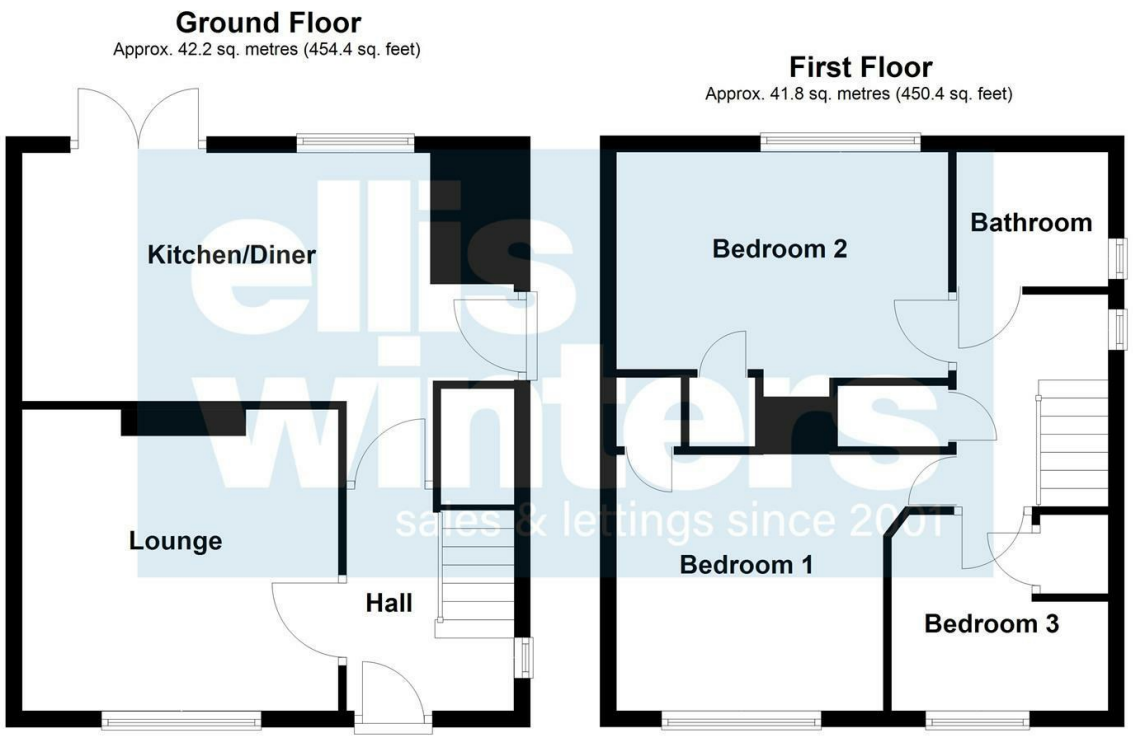



Total area: approx. 84.1 sq. metres (904.8 sq. feet)

Ground Floor

Lounge
3.90m (12'10") x 3.73m (12'3")

Kitchen/Diner
6.07m (19'11") x 3.07m (14'4")

First Floor

Bedroom 1
4.10m (13'5") x 3.16m (10'4")

Bedroom 2
4.10m (13'5") x 2.79m (9'2")

Bedroom 3
2.67m (8'9") max x 2.42m (7'11")

Bathroom

Further Information
Tenure: Freehold
Council Tax Band: B
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.

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**£274,000**

# Old Mill Avenue

Warboys, Cambs, PE28 2TE

PROPERTY SUMMARY

A well-presented three-bedroom semi-detached property in the popular village of Warboys. The home has recently been improved with new carpets, luxury vinyl tile flooring in the kitchen, replacement A-rated windows and a modern bathroom suite. The property offers a good-sized living room with a kitchen-diner to the rear.

The property benefits from off-road parking for two vehicles and a private rear garden with a storage shed. Conveniently located within walking distance of local shops and amenities, with good road links to Huntingdon and mainline rail services to London King's Cross in under an hour.

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