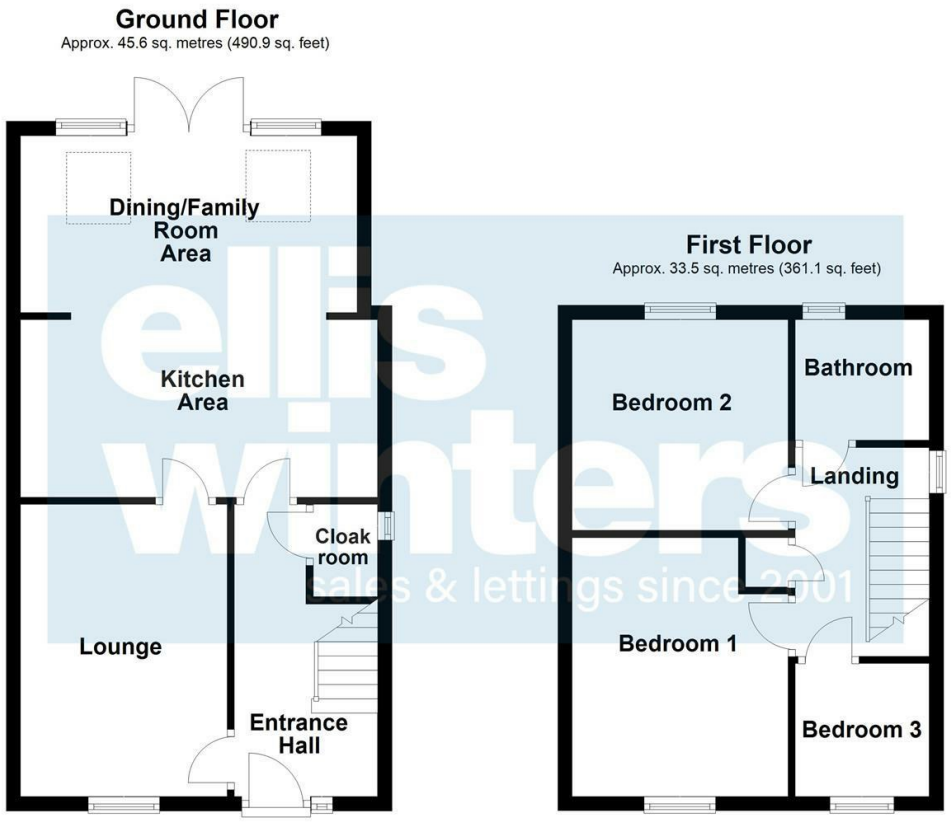


Total area: approx. 79.2 sq. metres (852.0 sq. feet)

Ground Floor

Entrance Hall

Cloakroom

Lounge
4.09m (13'5") x 2.89m (9'6")

Kitchen Area
5.04m (16'6") x 2.49m (8'2")

Dining/Family Room Area
4.71m (15'5") x 2.48m (8'1")

First Floor

Landing

Bedroom 1
3.62m (11'11") max x 3.02m (9'11")

Bedroom 2
3.02m (9'11") x 2.98m (9'9")

Bedroom 3
1.89m (6'2") x 1.86m (6'1")

Bathroom

Outside
To the front of the property is a large gravelled driveway, providing off-road parking for 4-6 vehicles. There is a gate to the side providing access to the rear.
To the rear of the property is a generous garden that is laid mainly to lawn, with a paved patio seating area.

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

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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GUIDE PRICE

£300,000

Old Mill Avenue

Warboys, , PE28 2TE

PROPERTY SUMMARY

GUIDE PRICE £300,000 - £325,000
A stunning, detached, newly built, family home, in a popular, well-serviced village location. Constructed by Amato Developments this well thought out home has been finished to an extremely high standard, featuring a superb kitchen/dining/family room with a Howdens kitchen, a lounge, a cloakroom, three bedrooms, a bathroom, a driveway providing off-road parking for 4-6 vehicles, and a generous enclosed rear garden.

3

1

2













