



Total area: approx. 87.9 sq. metres (945.8 sq. feet)

**Ground Floor**

Porch

Modern Cloakroom

Hall

Modern Kitchen  
5.39m (17'8") max x 2.21m (7'3")

Lounge/Dining Room  
5.39m (17'8") x 3.32m (10'11")

Garden Room  
4.05m (13'3") x 3.21m (10'6")

**First Floor**

Landing

Bedroom 1  
5.39m (17'8") x 3.22m (10'7")

Bedroom 2  
3.65m (12') x 3.17m (10'5")

Modern Bathroom

Outside

To the front of the property is a block paved, paved, and gravelled driveway, providing off-road parking for up to three vehicles. There is an outside storage cupboard, with an outside tap.

To the rear of the property is a generous, westerly facing garden, that is fully enclosed, laid mainly to lawn with a planted border. There is a large timber shed, an outside tap, and external double socket.

**Further Information**

Tenure: Freehold

Council Tax Band: B

EPC Rating: TBC

Estate Charge: 2026/27 cost £5.31 approx.

per calendar month or £63.72 per annum via Places for People

**Agents Note:** The windows throughout, the back door, and the outside cupboard door were replaced in 2022, along with a combi boiler, and new radiators in the lounge in 2022. The property is owned by an employee of Ellis Winters.

**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.



**OFFICE ADDRESS**

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

01480 388888  
infostives@elliswinters.co.uk



**£249,950**  
**Churchill Avenue**  
Wyton, , PE28 2HL

## PROPERTY SUMMARY

A well-presented and well-proportioned terraced home, in a popular location, overlooking fields. This superb home features a modern kitchen, fitted in a range of grey gloss units, a modern cloakroom and family bathroom, a generous lounge/dining room, and a garden room. There are two large double bedrooms, both with built-in wardrobes, and the overall accommodation measures approx. 945 SQFT. Outside there a driveway providing off-road parking for up to three vehicles, and a generous enclosed rear garden. A viewing comes highly recommended to appreciate this versatile home.

2



1



2

