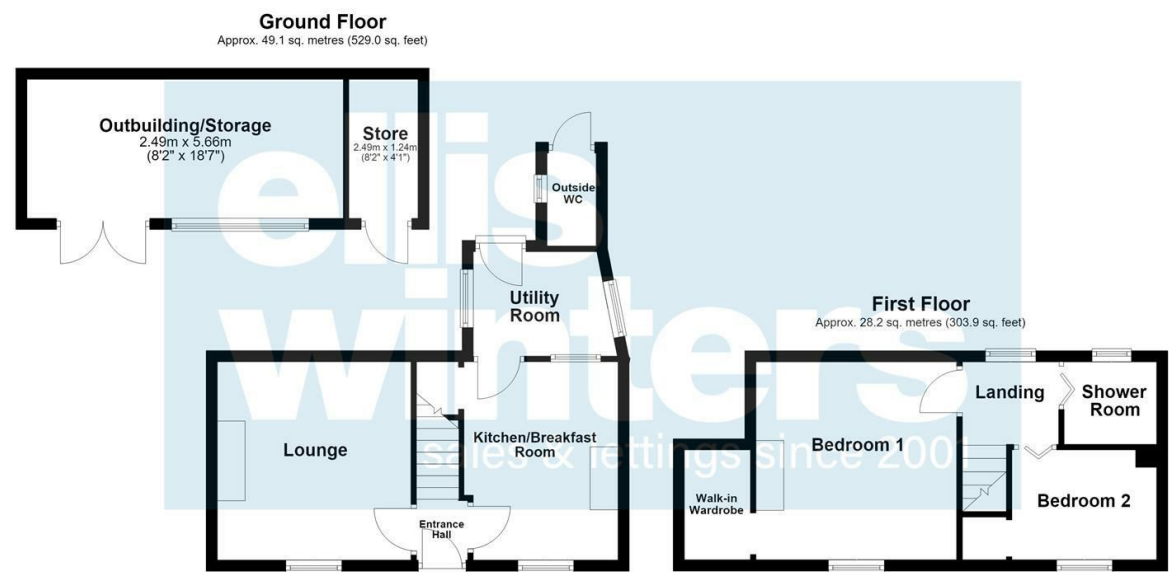




Ground Floor

Entrance Hall

Lounge
3.55m (11'8") x 3.47m (11'5")

Kitchen/Breakfast Room
3.55m (11'8") x 2.75m (9') max

Utility Room
2.39m (7'10") x 1.88m (6'2")

First Floor

Landing

Bedroom 1
3.66m (12') x 3.55m (11'8")

Walk-in Wardrobe

Bedroom 2
2.59m (8'6") x 1.97m (6'5")

Refitted Shower Room

Outside

To the front of the property is a semi-open plan garden with timber decked, gravelled and paved pathways and seating areas, with mature planted borders.

To the rear of the property is a private and enclosed garden, laid mainly to paving and gravel, with mature, well-stocked planters, and a variety of fruit trees, tree, and shrubs, There is access to an outside WC which has a cold water supply, an Outbuilding/Storage 5.66m (18'7") x 2.49m (8'2"), which has power and light connected and could be used as a home office or gym space, and an outside Store 2.49m (8'2") x 1.24m (4'1"). There is also gated access to the side which leads to a shared alley way to the front of the property.

Further Information
Tenure: Freehold
Council Tax Band: A
EPC Rating: TBC
Agents Note: There is no parking available to this property, however, there is free parking available within Somersham village, a short distance away from the property

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
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£220,000
Shepherd Terrace
Somersham, , PE28 3EW

PROPERTY SUMMARY

A very-well presented Victorian cottage, in a well-serviced village location, and within walking distance of local amenities, and public transport links. This superb home offers a lounge with a woodburning stove, a kitchen/breakfast room, a utility room, two bedrooms, and a refitted shower room. Outside there is a small semi-open plan front garden area, and a private and enclosed rear garden with various fruit trees and mature planters, it also features a versatile outbuilding that has power and light connected and with some alterations could be used as a home office, or gym. In addition there is an outside store, and an outside WC with a cold water feed only. There is no parking with this home, however there are free parking areas within Somersham village a short distance away.

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