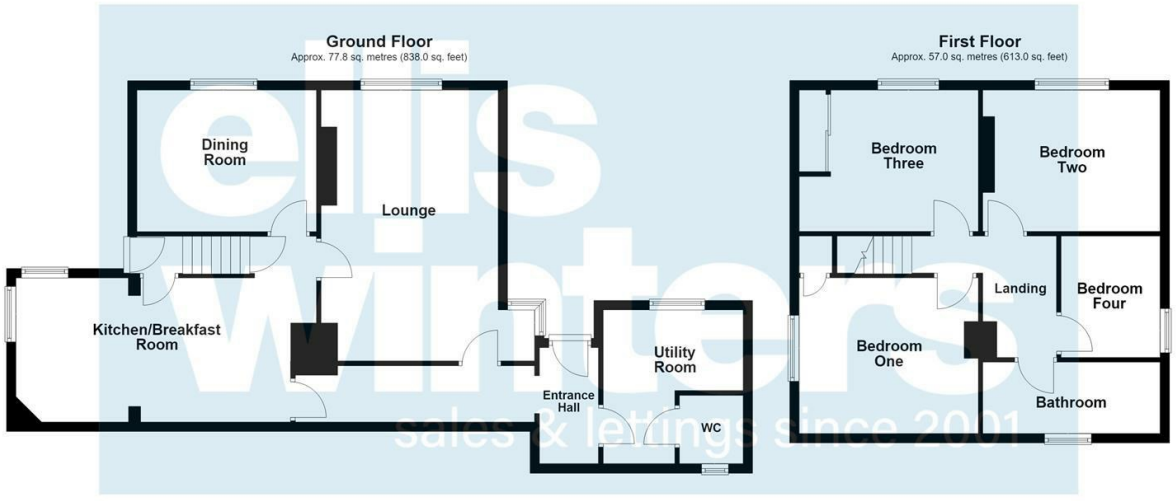


Ground Floor

Entrance Hall

Lounge
5.79m (19') x 3.78m (12'5")

Dining Room
3.83m (12'7") x 3.02m (9'11")

Kitchen/Breakfast Room
6.41m (21') x 3.08m (10'1")

Utility Room

WC

First Floor

Landing

Bedroom One
3.83m (12'7") x 3.33m (10'11")

Bedroom Two
3.78m (12'5") x 3.02m (9'11")

Bedroom Three
3.83m (12'7") x 3.02m (9'11")

Bedroom Four
2.59m (8'6") x 2.11m (6'11")

Bathroom

Outside
To the front of the property is a driveway providing off road parking. The walled rear garden is low maintenance with mature shrubbery and gated access to the front.

Further Information
Tenure: Freehold
Council Tax: E
EPC: E

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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£290,000

High Street

Warboys, , PE28 2TB

PROPERTY SUMMARY

A charming, detached family home in the sought after village of Warboys offered with No Forward Chain. The extended accommodation offers a welcoming entrance hall with a utility room and w/c to one side, and further leads to the generous lounge, separate dining room and kitchen/breakfast room. Upstairs, three double bedrooms all with fitted wardrobes, a spacious single room and four piece family bathroom. Outside, a driveway provides off road parking and a wall enclosed rear garden offers low maintenance outdoor space with a brick built shed and gated access to the front of the property. Situated a stones throw from local amenities and the village centre, a viewing of this home is highly recommended.

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