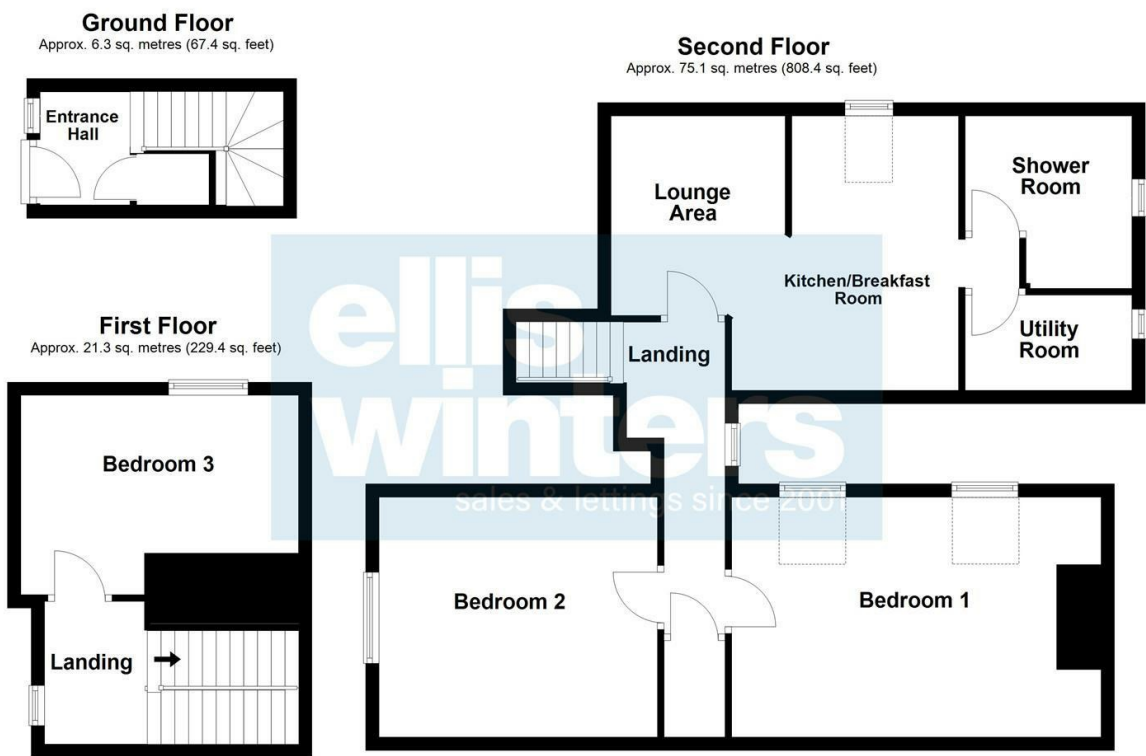




Total area: approx. 102.7 sq. metres (1105.2 sq. feet)

GROUND FLOOR
Private front entrance door to:

Entrance Hall
Stairs leading to first floor.

FIRST FLOOR

Landing

Bedroom 3
4.24m (13'11") x 3.00m (9'10") max

SECOND FLOOR

Lounge Area
3.00m (9'10") x 2.62m (8'7")

Kitchen/Breakfast Room
4.22m (13'10") x 3.41m (11'2") max

Utility Room
2.50m (8'2") x 1.54m (5'1")

Shower Room
2.55m (8'4") max x 2.51m (8'3")

Bedroom 1
5.55m (18'3") x 3.61m (11'10")

Bedroom 2
4.18m (13'9") x 3.67m (12')

OUTSIDE
The property benefits from an allocated off road parking space.

FURTHER INFORMATION
Tenure: Leasehold
Lease Length: 999 years

Ground Rent: N/A
Service Charge: £125.75 pm
EPC Rating: TBC
Council Tax Band: TBC

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.

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk

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GUIDE PRICE

£260,000

High Street

Fenstanton, Cambridgeshire, PE28 9LQ

PROPERTY SUMMARY

Guide Price £260,000 to £275,000.

This individual maisonette, measuring approximately 1,100 sq ft (sts), is set within an imposing Grade II listed building in the heart of the well-connected village of Fenstanton. Offering excellent road links to Cambridge and Huntingdon train station, this unique and recently renovated home combines period character with modern living.

The property offers spacious and versatile accommodation throughout, comprising its own private entrance, three double bedrooms, an open plan lounge/kitchen, a separate utility room, and a brand new shower room.

Further benefits include allocated off-road parking and the advantage of being offered with No Forward Chain. An internal viewing is highly recommended to fully appreciate the space, charm, and character this exceptional home has to offer.

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