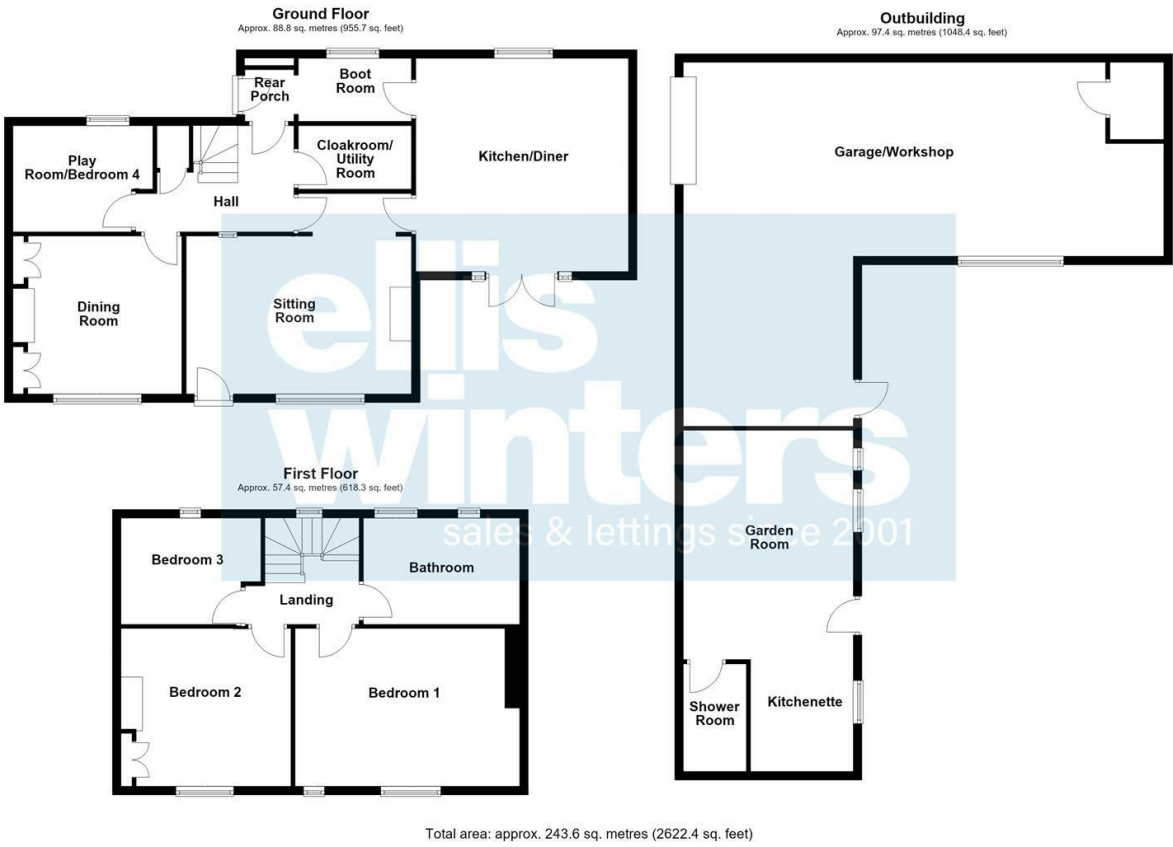




GROUND FLOOR

- Sitting Room  
5.24m (17'2") x 4.67m (15'4") max
- Dining Room  
3.92m (12'10") x 3.67m (12')
- Play Room/Bedroom 4  
3.27m (10'9") max x 2.43m (8')
- Hall
- Cloakroom/Utility Room  
2.64m (8'8") x 1.48m (4'10")
- Boot Room  
2.64m (8'8") x 1.47m (4'10")
- Rear Porch
- Kitchen/Diner  
4.96m (16'3") x 4.94m (16'2")

FIRST FLOOR

- Landing
- Bedroom 1  
5.22m (17'1") max x 3.67m (12')
- Bedroom 2  
3.94m (12'11") x 3.65m (12')
- Bedroom 3  
3.29m (10'10") max x 2.41m (7'11")
- Bathroom
- OUTBUILDING
- Garden Room with Kitchenette  
7.93m (26') max x 3.93m (12'11")
- Shower Room  
2.50m (8'2") x 1.46m (4'9")

Garage/Workshop  
11.17m (36'8") max x 8.46m (27'9") max

OUTSIDE

The property occupies a mature plot measuring approximately one-third of an acre (STS). The main garden is situated to the front of the property and features a raised decked seating area accessed directly from the kitchen/diner. The enclosed rear garden also offers a seating area and leads through to the substantial detached outbuilding. Off-road parking is located to the rear, alongside and in front of the garage/workshop.

FURTHER INFORMATION

Tenure: Freehold  
EPC Rating: E  
Council Tax Band: D  
Drainage: Septic Tank  
Mains Water, Mains Electric & LPG Gas

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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£450,000

Fen Road

Pidley, Cambs, PE28 3DF

PROPERTY SUMMARY

A VERSATILE PERIOD HOME WITH SUBSTANTIAL DETACHED OUTBUILDING AND EXCITING POTENTIAL

Situated in a semi-rural location on the outskirts of Pidley and offered with No Forward Chain, this individual period home provides over 1,500 sq ft of accommodation, with three double bedrooms, three reception rooms and potential to create a fourth bedroom using the ground-floor playroom.

The accommodation comprises a sitting room, dining room, playroom, an impressive kitchen/diner and cloakroom/utility room. The first floor comprises three first-floor double bedrooms and a modern four-piece suite bathroom.

Occupying a plot of approximately one-third of an acre (STS), the property benefits from a substantial detached outbuilding extending to around 1,000 sq ft. One half incorporates a living area, kitchenette and shower room, offering potential for annex-style accommodation STP. The remaining workshop benefits from three-phase power and an electric garage door providing vehicular access.

Offering approximately 2,500 sq ft of combined accommodation and outbuilding space, this versatile property presents an exciting opportunity for buyers seeking space and flexibility.

4



1



2



