



Ground Floor

Lounge
4.57m (15') x 3.63m (11'11") max

Kitchen/Diner
6.46m (21'2") x 4.57m (15')

First Floor

Landing

Bedroom 1
4.59m (15'1") x 3.62m (11'11")

Bedroom 2
3.04m (10') x 2.22m (7'3")

Bathroom

Outside

The front garden is block paved for low maintenance and bordered to the front by a low level brick wall with gated pedestrian access. The good sized enclosed rear garden is mainly laid to lawn with borders planted with a variety of flowers, shrubs and bushes. The rear garden also benefits from a large patio seating area.

Further Information

Tenure: Freehold
Council Tax Band: A
EPC Rating: 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 £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.



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£240,000
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Warboys, , PE28 2RW

PROPERTY SUMMARY

A charming, semi-detached character home within a popular and well-served village location. The property features a good sized rear garden, a modern kitchen, two reception areas, two double bedrooms, and a family bathroom. The property is offered with no onward chain and a viewing comes highly recommended.

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