



**Ground Floor**

**Entrance Hall**

Lounge  
4.05m (13'4") x 3.63m (11'11")

Dining Room  
4.05m (13'4") x 3.61m (11'10")

Kitchen  
3.59m (11'9") x 2.97m (9'9")

**First Floor**

**Landing**

Bedroom 1  
4.00m (13'1") x 3.62m (11'10")

**En-Suite Shower Room**

Bedroom 2  
3.03m (9'11") x 2.85m (9'4")

**WC**

Bedroom 3  
3.23m (10'7") x 1.90m (6'3")

**Bathroom**

**Outside**

To the front of the property is a gravelled driveway providing off-road parking for one to two vehicles, and gated access to the rear garden. To the rear of the property is an enclosed south-facing garden that is laid mainly to lawn with a paved patio seating

area, gravelled borders, and two storage areas.

**Further Information**  
Tenure: Freehold  
Council Tax Band: B  
EPC Rating: D

**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.



**OFFICE ADDRESS**

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

01480 388888  
infostives@elliswinters.co.uk



OFFERS OVER

**£325,000**

**High Street**

Warboys, Cambs, PE28 2TA

## PROPERTY SUMMARY

**\*\* OFFERED WITH NO FORWARD CHAIN\*\*** An immaculately presented, Victorian semi-detached home, in a popular, well-serviced village. This superb property boasts two reception rooms, both with feature fireplaces, a modern kitchen with integrated appliances, three good-sized bedrooms, a modern en-suite shower room, an en-suite WC, and a modern family bathroom. Outside, there is an enclosed south-facing rear garden and a driveway providing off-road parking for one to two vehicles, a viewing comes highly recommended.

3



2



2

