


Connells

Caxton End
Eltisley

# Caxton End
# Eltisley, PE19 6TL

## For Sale
## £160,000







**This quaint cottage in the picturesque village of Eltisley has been well maintained & extended to create a charming cottage. The Kitchen offers a modern heart of the home & the upstairs bathroom has also been renovated. A courtyard garden provides a private sun trap with a larger garden to the rear**

### Kitchen

Window to front, fitted kitchen with a range of wall and base units, work surface, stainless steel sink and drainer, tiled splash back, electric oven, electric hob, plumbing for washing machine, under counter fridge, storage heater, under stairs cupboard, stairs to first floor.

### Lounge

Window to front, door to front, fireplace, cupboard, television point, storage heater.

### Garden Room

Window to rear, door to rear, skylight window, storage heater, two wall lights.

### Landing

Airing cupboard.

## Bedroom One

Window to front, storage heater, loft access, television point.

## Bathroom

Window rear, bath with electric shower over, wash hand basin, WC, extractor fan, part tiled, vanity light with shaver point.

## Rear Garden

Fence enclosed, raised planter, gated access, shed, additional garden round the side.

## Parking

Street Parking

## Agent Notes

In the Eltisley conservation area.

Please note that the Buyers AML fee covers the cost of carrying out the required and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







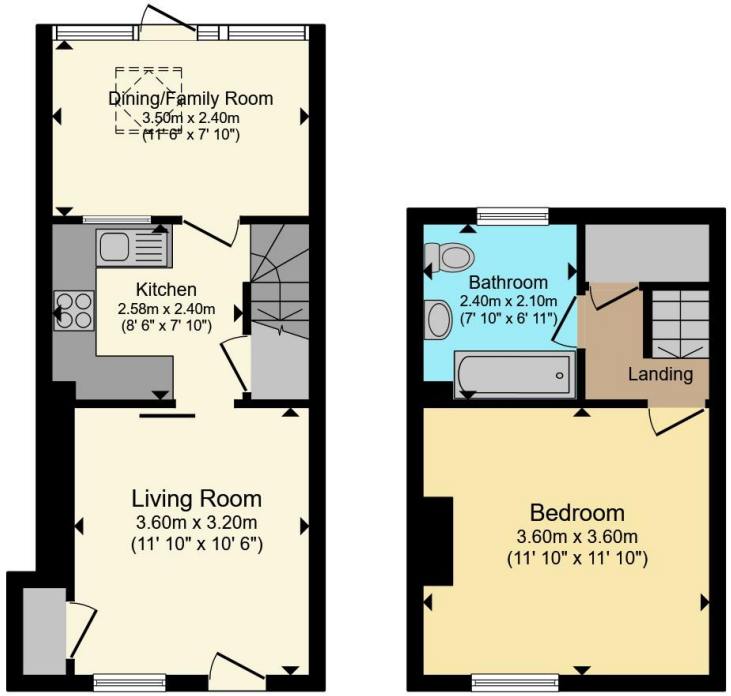













Total floor area 54.7 m² (589 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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Unit 2 Caxton House Broad Street Great Cambourne
CAMBRIDGE CB23 6JN

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

**view this property online connells.co.uk/Property/CBN306917**

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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