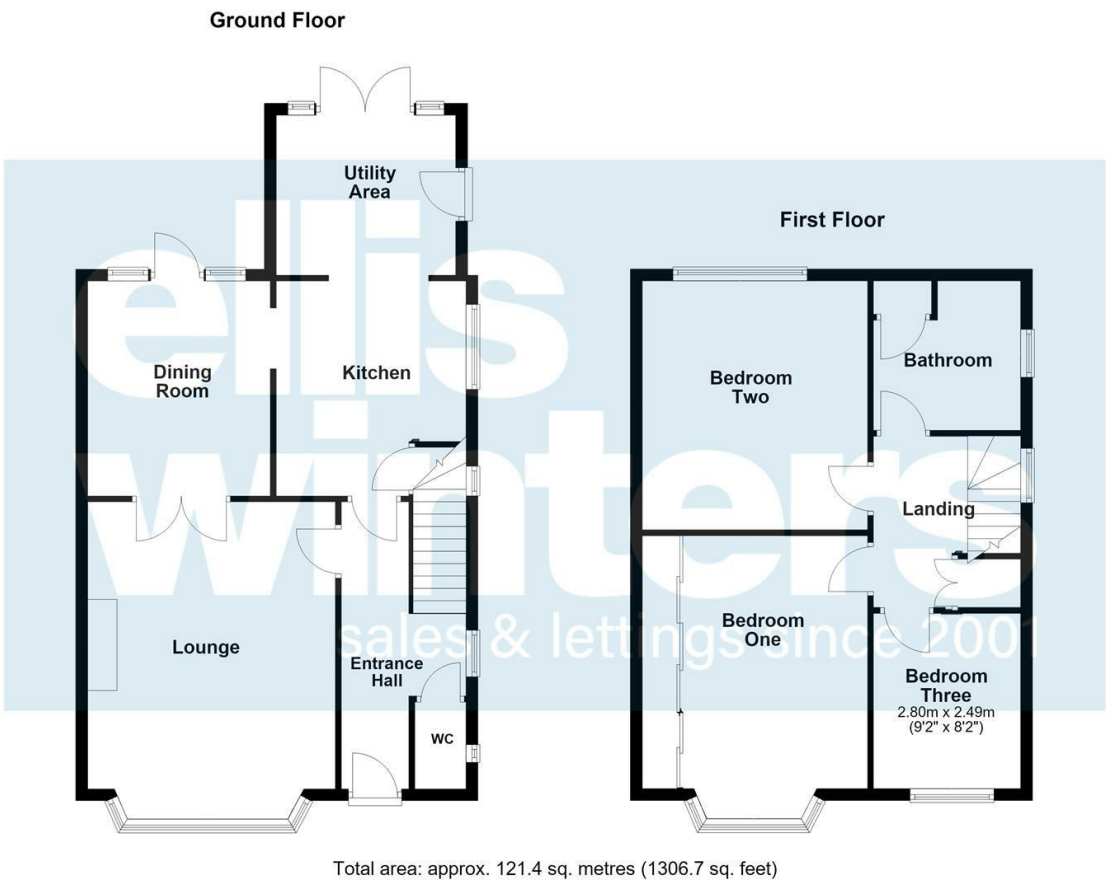




Ground Floor

Entrance Hall

WC

Lounge
5.38m (17'8") max x 4.20m (13'9")

Dining Room
3.65m (12') x 3.09m (10'2")

Kitchen
3.65m (12') max x 3.22m (10'7")

Utility Area
3.05m (10') x 2.71m (8'11")

First Floor

Landing
2.91m (9'7") max x 2.49m (8'2")

Bedroom One
4.80m (15'9") max x 3.13m (10'3")

Bedroom Two
4.23m (13'10") x 3.82m (12'6")

Bedroom Three
2.80m (9'2") x 2.49m (8'2")

Bathroom

Outside

To the front of the property, a brick wall encloses a block paved driveway for multiple cars and a small lawn bordered with mature shrubs. Gated access leads to further block paved driveway and a single detached

garage. The generous enclosed rear garden benefits from a good sized patio with access from the dining room and utility area, a large lawned area and further patio to the rear of the garden. Mature shrubs and trees and featured throughout the garden, with the addition of two timber sheds.

Further Information

Tenure: Freehold

Council Tax: D

EPC: 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 £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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£350,000

Claytons Way

Huntingdon, , PE29 1UT

PROPERTY SUMMARY

A well presented, semi-detached family home offered with No Onward Chain, in the popular town of Huntingdon sitting on a plot of approx. 0.16 acres (STS) The downstairs accommodation benefits from a spacious entrance hallway with separate w/c, two generous reception rooms, a kitchen complete with integral appliances and further utility/dining area. Upstairs offers three double bedrooms, a three piece family bathroom with built in storage and further storage available on the landing. Outside, the front of the property has a block paved driveway for multiple cars to the front and a small lawn a mature shrubs. Further driveway space can be found behind secure gates along with a single detached garage. The enclosed rear garden features a paved patio, ideal for outdoor dining and entertaining, a large lawn area with a footpath leading to the bottom with further patio space and a large shed. Ideally situated within walking distance of Huntingdon's Town Centre, local amenities, the Mainline Train Station and tranquil river side walks and offering potential to further improve and extend (STPP), this home is not to be missed.

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