

# £220,000

20 Thomas Aveling Close, Elm, PE14 0ED



To arrange a viewing call us now on 01354 701000

Offered in immaculate condition and boasting a popular village location this home ideal for a first time buyer and boasts a good size lounge, kitchen/diner with oven and hob, ground floor cloakroom, two bedrooms and first floor bathroom. Outside there is parking for multiple vehicles and a lovely rear garden. EPC B



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Freehold  
Council tax band A

It should be noted that the property is on a private cul-de-sac and benefits from air source heating and is on a private drainage.

### 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 plus VAT per transaction (£48 inc VAT), 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.



### Ground Floor

#### Hall

Radiator, stairs to first floor and landing.

#### Lounge

4.94m (16'2") x 3.29m (10'10")  
Window to front, radiator.

#### Kitchen/Dining Room

4.34m (14'3") x 2.76m (9'1")  
Wall and base units with integral oven, hob and hood, space for washing machine, one and half bowl sink unit with mixer tap, window to rear, radiator, double doors to garden.



#### WC

Fitted with wash handbasin and WC, radiator.

#### First Floor & Landing

Access to loft, cupboard.

#### Bedroom 1

4.04m (13'3") x 3.37m (11'1")  
Window to front, radiator, storage cupboard.



#### Bedroom 2

3.73m (12'3") x 2.28m (7'6")  
Window to rear, radiator.

#### Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, window to rear, radiator.

#### Outside

To the side of the property there is a driveway providing off road parking for multiple vehicles. The rear garden is laid to patio and lawn.



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