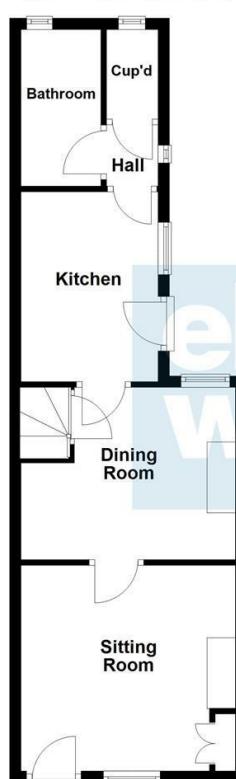


**Ground Floor**

Approx. 40.7 sq. metres (438.5 sq. feet)



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Total area: approx. 74.5 sq. metres (802.4 sq. feet)

**First Floor**

Approx. 33.8 sq. metres (363.9 sq. feet)

**Ground Floor****Sitting Room**

3.78m (12'5") x 3.63m (11'11")

**Dining Room**

3.78m (12'5") max x 3.04m (10') max

**Kitchen**

3.35m (11') x 2.42m (7'11")

**Hall****Walk In Cupboard****Bathroom****First Floor****Bedroom 1**

3.78m (12'5") x 3.59m (11'9")

**Bedroom 2**

3.02m (9'11") x 2.92m (9'7")

**Bedroom 3**

3.32m (10'11") max x 2.38m (7'10")

**Outside**

The property benefits from a small walled front garden and a rear garden which has been pegged out for reference.

**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.

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## PROPERTY SUMMARY

A non estate Victorian cottage offered for sale with NO FORWARD CHAIN. Accommodation includes three bedrooms, lounge, dining area, kitchen, and ground floor bathroom. The property also includes a garden to the rear and benefits from being positioned in a well-connected village conveniently located between St Neots and Huntingdon.

3



1



2

