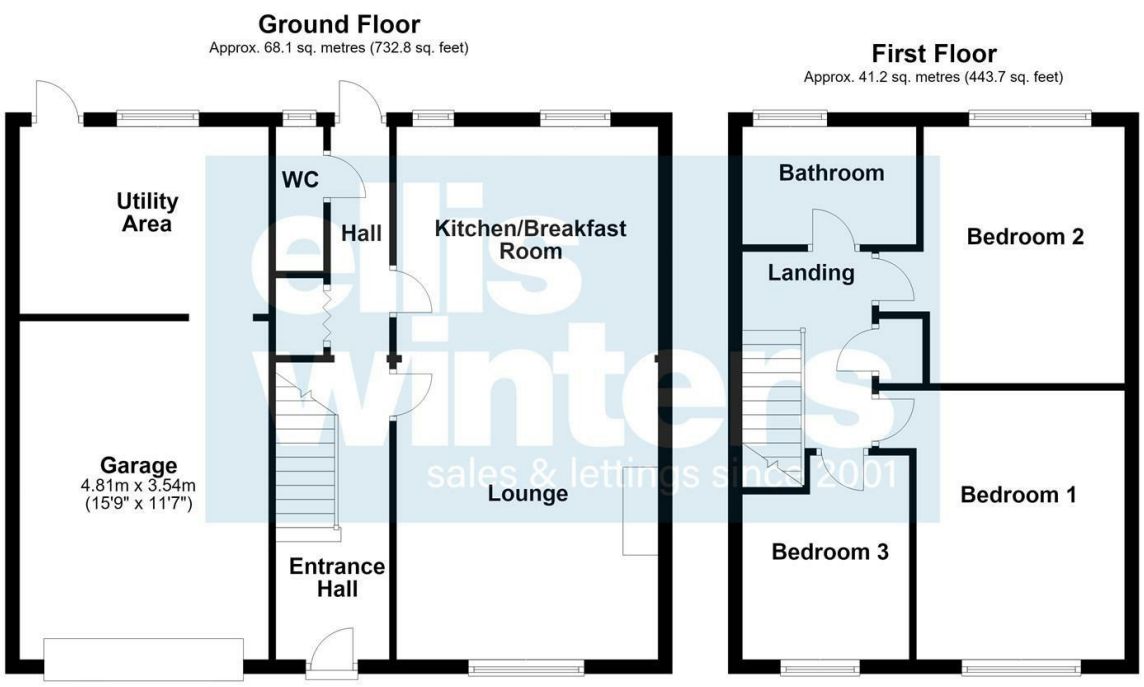


Total area: approx. 109.3 sq. metres (1176.5 sq. feet)

Ground Floor

Entrance Hall

Lounge
4.22m (13'10") x 3.71m (12'2")

Kitchen/Breakfast Room
3.60m (11'10") x 3.25m (10'8")

Hall

WC

First Floor

Landing

Bedroom 1
3.82m (12'6") x 2.97m (9'9")

Bedroom 2
3.74m (12'3") x 2.86m (9'5")

Bedroom 3
2.89m (9'6") max x 2.36m (7'9")

Bathroom

Outside

To the front of the property is a block paved driveway that leads to a Garage measuring approx. 4.81m (15'9") x 3.54m (11'7") and Utility Area measuring approx. 3.46m (11'4") x 2.68m (8'10"). The front garden features a lawn, and a wealth of established plants and shrubs.

To the rear of the property is a private and enclosed split level garden, that has been thoughtfully landscaped with low maintenance in mind. There is a generous paved patio seating area, and an elevated garden area that is laid to artificial lawn.

Further Information
Tenure: Freehold
EPC Rating: TBC
Council Tax Band: C

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 + 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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£315,000

Church Road

Great Stukeley, Cambridgeshire, PE28 4AL

PROPERTY SUMMARY

A well-presented, semi-detached home, in a sought-after village location. This superb home features modern kitchen/breakfast room and lounge, that have been opened up to suit family living, there is a cloakroom, three bedrooms, and a family bathroom. Outside there is a good-sized, low maintenance, split-level, rear garden, a garage and utility area, and a driveway. The property is a short distance from open green spaces and playing park, a B n B/Public House, and the neighbouring village of Alconbury Weald, where there are amenities, playing parks and schools. Great Stukeley is a well positioned village with great access to Huntingdon Town, Huntingdon's mainline train station, and the A1 to the north. Offered with no onward chain, a viewing comes highly recommended.

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