



- Ground Floor
- Porch
- Entrance Hall
- Shower Room
- Lounge
4.69m (15'5") x 3.72m (12'3")
- Kitchen
4.48m (14'8") x 3.01m (9'11")
- Dining Room
3.01m (9'11") x 2.99m (9'10")
- Conservatory
2.30m (7'7") x 2.16m (7'1")
- Bedroom 3
5.93m (19'6") x 2.71m (8'11")
- Rear Porch
- First Floor
- Landing
- Bedroom 1
3.95m (13') x 2.99m (9'10")
- Bedroom 2
3.74m (12'3") x 2.99m (9'10")
- Bathroom
- Outside
- To the front of the property there is a block paved driveway, and an open-plan garden that is laid mainly to lawn, and a gate providing access to the rear

garden.
To the rear of the property is an enclosed rear garden, that is laid mainly to lawn with a paved patio seating area, and mature planted borders.

Further Information
Tenure: Freehold
Council Tax Band: C
EPC Rating: 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 £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.

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk

ellis winters
sales & lettings since 2001

£350,000
Queens Road

Somersham, Cambridgeshire, PE28 3HR

PROPERTY SUMMARY

A well-presented and proportioned, detached chalet, in a sought-after cul de sac location, within a well-serviced village. This superb property features, two reception rooms, a conservatory, a kitchen, a ground-floor bedroom, and shower room. There are two further double bedrooms and a family bathroom on the first floor. Outside the property is a driveway, an open-plan front garden, and a south/south west facing enclosed rear garden. This property is walking distance from public transport links, and the school, and a short distance from amenities.

3



2



2

