



ellis winters
sales & lettings since 2001

Total area: approx. 129.1 sq. metres (1389.9 sq. feet)

Ground Floor

3.54m (11'7") x 2.32m (7'7")

Entrance Hall

Further Information

Lounge

Tenure: Freehold

5.71m (18'9") x 5.37m (17'7")

Council Tax Band: D

Kitchen/Dining Room

EPC Rating: B

5.05m (16'7") x 2.88m (9'6")

Agents Note: There is an external power

Utility Room

supply to the rear of the property. The Velux

2.89m (9'6") x 1.96m (6'5")

windows in the kitchen, bathroom, and

Bathroom

lounge are electronic and remote controlled.

2.88m (9'6") x 1.72m (5'8")

The property also features zoned underfloor

Bedroom 1

heating throughout.

5.25m (17'2") max x 2.89m (9'6")

Buyer ID Checks

En-suite Shower Room

To meet legal requirements, we must verify

Bedroom 2

the identity of all buyers. Our partner,

3.55m (11'8") x 3.34m (11')

Simplify, will handle this process and will

Bedroom 3

contact you directly once your offer is

3.34m (11') x 2.34m (7'8")

accepted, subject to contract, to collect the

Outside

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.

Outbuildings

Studio/Workshop

4.85m (15'11") x 2.87m (9'5")

Summer House

OFFICE ADDRESS

ellis winters
sales & lettings since 2001

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk



OFFERS IN EXCESS OF

£450,000

Parkhall Road

Somersham, PE28 3EU

PROPERTY SUMMARY

A modern detached bungalow, within a popular village setting and a short distance from schools, amenities, and public transport links. This super property features a generous entrance hall, a kitchen/dining with under unit lighting, and some integrated appliances, a family bathroom, a utility room, a lounge with a vaulted ceiling, three bedrooms, and an en-suite shower room. Outside there is a generous driveway accessed via an electric gate, enclosed side and rear gardens, all with low maintenance in mind, a summer house, and a studio/workshop, both are well suited for those who work from home.

3



2



1

