



Total area: approx. 102.7 sq. metres (1105.2 sq. feet)

**GROUND FLOOR**  
Private front entrance door to:

Entrance Hall  
Stairs leading to first floor.

**FIRST FLOOR**

Landing

Bedroom 3  
4.24m (13'11") x 3.00m (9'10") max

**SECOND FLOOR**

Lounge Area  
3.00m (9'10") x 2.62m (8'7")

Kitchen/Breakfast Room  
4.22m (13'10") x 3.41m (11'2") max

Utility Room  
2.50m (8'2") x 1.54m (5'1")

Shower Room  
2.55m (8'4") max x 2.51m (8'3")

Bedroom 1  
5.55m (18'3") x 3.61m (11'10")

Bedroom 2  
4.18m (13'9") x 3.67m (12')

**OUTSIDE**

The property benefits from an allocated off road parking space.

**FURTHER INFORMATION**

Tenure: Leasehold  
Lease Length: 999 years

Ground Rent: N/A  
Service Charge: £125.75 pm  
EPC Rating: TBC  
Council Tax Band: 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.

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**OFFICE ADDRESS**

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

01480 388888  
infostives@elliswinters.co.uk

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GUIDE PRICE

**£260,000**

**High Street**

Fenstanton, Cambridgeshire, PE28 9LQ



## PROPERTY SUMMARY

Guide Price £260,000 to £275,000.

This individual maisonette, measuring approximately 1,100 sq ft (sts), is set within an imposing Grade II listed building in the heart of the well-connected village of Fenstanton. Offering excellent road links to Cambridge and Huntingdon train station, this unique and recently renovated home combines period character with modern living.

The property offers spacious and versatile accommodation throughout, comprising its own private entrance, three double bedrooms, an open plan lounge/kitchen, a separate utility room, and a brand new shower room.

Further benefits include allocated off-road parking and the advantage of being offered with No Forward Chain. An internal viewing is highly recommended to fully appreciate the space, charm, and character this exceptional home has to offer.

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