



Ground Floor

Entrance Hall

Lounge

4.93m (16'2") x 3.36m (11')

Kitchen

3.19m (10'6") max x 3.19m (10'6") max

Conservatory

3.80m (12'6") x 3.47m (11'5")

Bathroom

First Floor

Landing

Bedroom 1

3.34m (10'11") x 3.18m (10'5")

En-suite Shower Room

Bedroom 2

3.68m (12'1") x 2.75m (9')

Bedroom 3

2.72m (8'11") x 2.12m (6'11")

Outside

The front garden is laid to lawn. A driveway provides off road parking and leads to a garage with an electric garage door. Gated side access leads to the good sized southerly facing rear garden which is mainly laid to lawn with two patio seating areas and a garden shed.

Agent Notes

The sellers inform us the following:

1. A brand new boiler, with new

radiators and pipework were installed in April 2024 with the boiler benefiting from a 10 year warranty.

2. Upgraded broadband line has been installed at the property.

Further Information

Tenure: Freehold

EPC Rating: C

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 £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

Situated in a cul-de-sac location overlooking a small green in the popular village of Buckden, this well cared for home occupies a desirable corner plot and is just a short walk from the village centre and all its amenities. The accommodation comprises, three bedrooms, including an en-suite shower room to the principal bedroom, a lounge, kitchen, downstairs bathroom, and a generous conservatory with air conditioning, providing versatile additional living space. Outside, the property benefits from ample off-road parking, a garage with an electric door, and a good-sized southerly facing rear garden, ideal for outdoor entertaining. Offered with no forward chain, an early viewing is highly recommended to fully appreciate this lovely home.

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