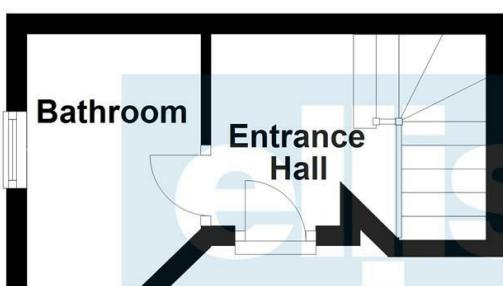


## Ground Floor

Approx. 9.5 sq. metres (102.8 sq. feet)



## First Floor

Approx. 26.7 sq. metres (287.6 sq. feet)



Total area: approx. 36.3 sq. metres (390.4 sq. feet)

Ground Floor

Entrance Hall

Bathroom

First Floor

Open plan

Lounge Area

3.86m (12'8") x 2.47m (8'1")

Kitchen

3.86m (12'8") x 1.97m (6'6") plus  
0.01m (0') x 0.01m (0')

Dining Area

3.86m (12'8") x 1.97m (6'6")

Bedroom

3.52m (11'7") max x 1.93m (6'4")

Outside

There is an off-road parking space to  
the rear of the property.

Further Information

Tenure: Freehold

Council Tax Band: B

EPC Rating: E

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.

### OFFICE ADDRESS

**ellis winters**  
sales & lettings since 2001

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

### OFFICE DETAILS

01480 388888  
[infostives@elliswinters.co.uk](mailto:infostives@elliswinters.co.uk)



**£170,000**

**Watermead**

Bar Hill, Cambridgeshire, CB23 8TJ

## PROPERTY SUMMARY

A well-presented Coach House, in a popular location, with great connections to Cambridge and the A14/A1307, and being within short distances from amenities. This superb home has recently been redecorated and carpeted, features open plan living, a double bedroom, and a ground floor bathroom. There is off-road parking to the rear of the property, and this home is well-suited to first-time buyers, or as an investment property. Offered with no onward chain.

1



1



1

