



Ground Floor

Entrance Hall

Lounge

5.56m (18'3") x 3.62m (11'11")

Dining Room

4.07m (13'4") x 3.56m (11'8")

Kitchen

4.54m (14'10") x 4.21m (13'10")

Hallway

Bedroom 1

6.33m (20'9") max x 4.19m (13'9")

Jack and Jill En-suite

Bedroom 2

4.37m (14'4") x 2.38m (7'10")

Outside

The front garden is laid to lawn and planted with a variety of flowers, shrubs and bushes. A driveway is accessible via a five bar gate and provides ample off road parking for several vehicles. The enclosed rear garden is mainly laid to lawn and planted with a variety of trees, flowers, shrubs and bushes. The rear garden also benefits from a large patio seating area and a garden shed with power and lighting measuring 3.45m (11'3") x 2.33m (7'7").

Agent Note

The property benefits from existing planning permission to demolish the current bungalow and construct a four-bedroom detached home in its place. Further details can be found on the

Huntingdon District Council Planning Portal using reference 1200290FUL, or by contacting a member of our sales team.

Further Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

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

An individual detached bungalow located in a popular residential area of the thriving village of Somersham, offered with NO FORWARD CHAIN. The generously sized accommodation offers further potential for a first-floor conversion and general improvement (STP), and currently comprises two double bedrooms, a Jack and Jill en suite shower room, a lounge, dining room, and kitchen. Outside, the property benefits from spacious front and rear gardens and ample off-road parking. A viewing is essential to fully appreciate the space and potential this unique home has to offer.

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