



Total area: approx. 140.8 sq. metres (1516.0 sq. feet)

Ground Floor

also benefits from a large patio seating area and outside tap.

Entrance Hall

**FURTHER INFORMATION**

Cloakroom

Tenure: Freehold

Lounge

EPC Rating: C

6.87m (22'6") x 3.88m (12'9")

Council Tax Band: E

Dining Room

**AGENTS NOTE**

3.86m (12'8") x 3.16m (10'4")

The owner has had some furniture removed from the house since the photos were taken.

Kitchen/Breakfast Room

**Buyer ID Checks**

4.91m (16'1") max x 3.58m (11'9")

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.

First Floor

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.

Landing

Our team will guide you through the process when you make an offer on a property.

Bedroom 1

**Disclaimer**

3.63m (11'11") x 3.61m (11'10")

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.

En-suite Shower Room

Bedroom 2

**Outside**

3.92m (12'10") x 3.24m (10'8")

Bedroom 3

Bedroom 4

3.90m (12'10") x 3.24m (10'8")

3.60m (11'10") x 2.94m (9'8")

Bathroom

Bathroom

3.90m (12'10") x 3.24m (10'8")

Bedroom 4

Outside

3.60m (11'10") x 2.94m (9'8")

The front of the property is laid with gravel and is planted with a variety of shrubs and bushes. A block paved driveway provides ample off road parking and leads to a double garage that measures 5.50m (18') x 5.09m (16'8") and has two up and over doors, power and lighting. Gated side access leads to the great sized enclosed rear garden which is mainly laid to lawn with borders planted with a variety of trees, flowers, shrubs and bushes. The rear garden

#### OFFICE ADDRESS

#### OFFICE DETAILS

01480 388888  
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## PROPERTY SUMMARY

Situated in a popular cul de sac location in Somersham this great sized family home is a must view property. The spacious accommodation includes four double bedrooms, two bathrooms, two receptions rooms, kitchen/breakfast room and cloakroom. Outside the property benefits from a brilliant sized rear garden and ample off road parking provided by a block paved driveway and double garage.

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