



Total area: approx. 64.5 sq. metres (694.4 sq. feet)

Ground Floor

Entrance Hall

WC

Lounge
5.58m (18'4") x 3.40m (11'2")

Kitchen
3.40m (11'2") x 2.65m (8'8")

Conservatory
2.50m (8'2") x 2.37m (7'9")

First Floor

Landing

Bedroom One
3.40m (11'2") x 2.72m (8'11")

Bedroom Two
3.40m (11'2") x 2.67m (8'9")

Bathroom

Outside

To the front of the property is a single garage providing power and light, allocated off road parking in front and a neat border filled with mature shrubs, trees and plants. To the rear of the property is an enclosed garden, mainly laid to lawn boarded with mature shrubs and offering two patio seating areas. The is gated access to a short walkway back to the front of the property.

Further Information:

Tenure: Freehold

Council Tax: B

EPC: 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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OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk

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£270,000

Giffords Way

Over, Cambridgeshire, CB24 5UB



PROPERTY SUMMARY

A beautifully presented terraced home situated in the popular village of Over. Offering spacious living throughout, the accommodation in brief comprises of an entrance hallway with cloakroom, lounge, kitchen and conservatory, two double bedrooms and a family bathroom. Outside, the property has a private enclosed rear garden, mainly laid to lawn with two patio areas perfect for outdoor dining and mature shrubs and plants bordering. Gated access leads back to the front of the property, where you will find a single garage benefitting from power and light and allocated off road parking in front. This home would make a wonderful first time purchase, or a fantastic downsize and viewing comes highly recommended.

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