



Ground Floor

Porch

Lounge

4.84m (15'11") x 3.46m (11'4")

Dining Area

3.24m (10'8") x 2.55m (8'4")

Conservatory

4.42m (14'6") x 3.90m (12'10")

Kitchen

3.24m (10'8") x 2.16m (7'1")

First Floor

Landing

Bedroom 1

3.48m (11'5") x 2.92m (9'7")

Bedroom 2

3.28m (10'9") x 2.77m (9'1")

Bedroom 3

2.66m (8'9") x 1.83m (6')

Bathroom

Outside

The front garden is mainly laid to lawn. An outside storage cupboard is located next to the front door. Gated side access leads to the enclosed rear garden which is also mainly laid to lawn with a patio seating area. Gated pedestrian access to the rear leads to a garage located in a near by

block.

Further Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: B

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

Attention first-time buyers! Situated in the popular village of Needingworth, this well-maintained non-estate end-of-terrace home is offered for sale with No Forward Chain. The accommodation comprises three bedrooms, a first-floor bathroom, a lounge, a kitchen, a dining area, and a good sized conservatory. The property also benefits from an enclosed rear garden and a garage located in a block to the rear.

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