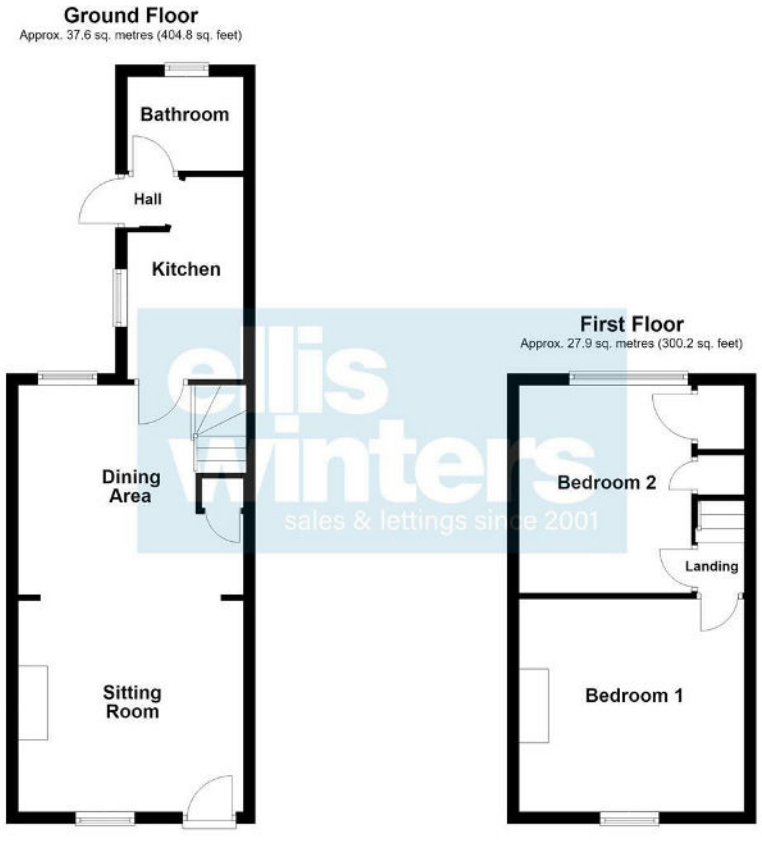


Total area: approx. 65.5 sq. metres (705.0 sq. feet)

GROUND FLOOR

Sitting Room
3.81m (12'6") x 3.57m (11'9")

Dining Area
3.81m (12'6") x 3.55m (11'8")

Kitchen
2.48m (8'2") max x 1.97m (6'5")

Bathroom

FIRST FLOOR

Landing

Bedroom 1
3.82m (12'6") max x 3.60m (11'10")

Bedroom 2
3.64m (11'11") x 2.92m (9'7") max

OUTSIDE
The property has a courtyard garden and a storage shed measuring 2.60m (8'6") x 1.60m (5'4").

AGENTS NOTE
Please note that neighbouring properties have pedestrian access across the rear of the courtyard, as does this property, to allow access to their respective properties.

FURTHER INFORMATION
Tenure: Freehold
EPC Rating: D
Council Tax: B
Heating: Gas radiator central heating

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 £66.67 plus VAT (£80) 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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OFFERS OVER

£200,000

Church Street

Somersham, Cambs, PE28 3EG

PROPERTY SUMMARY

A delightful character cottage situated in the heart of the well-served village of Somersham, just a short walk from all the village amenities. This well-cared-for home boasts two double bedrooms, gas central heating, an open-plan sitting room/dining area with a working fireplace, kitchen and downstairs bathroom. Outside, there is a courtyard garden and useful storage shed. A viewing is essential to fully appreciate this charming home, which is also offered for sale with No Forward Chain.

2

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2













