



Ground Floor

Entrance Hall

Lounge
4.05m (13'4") x 3.63m (11'11")

Dining Room
4.05m (13'4") x 3.61m (11'10")

Kitchen
3.59m (11'9") x 2.97m (9'9")

First Floor

Landing

Bedroom 1
4.00m (13'1") x 3.62m (11'10")

En-Suite Shower Room

Bedroom 2
3.03m (9'11") x 2.85m (9'4")

WC

Bedroom 3
3.23m (10'7") x 1.90m (6'3")

Bathroom

Outside

To the front of the property is a gravelled driveway providing off-road parking for one to two vehicles, and gated access to the rear garden. To the rear of the property is an enclosed south-facing garden that is laid mainly to lawn with a paved patio seating

area, gravelled borders, and two storage areas.

Further Information
Tenure: Freehold
Council Tax Band: B
EPC Rating: 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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OFFERS OVER

£325,000

High Street

Warboys, Cambs, PE28 2TA

PROPERTY SUMMARY

**** OFFERED WITH NO FORWARD CHAIN**** An immaculately presented, Victorian semi-detached home, in a popular, well-serviced village. This superb property boasts two reception rooms, both with feature fireplaces, a modern kitchen with integrated appliances, three good-sized bedrooms, a modern en-suite shower room, an en-suite WC, and a modern family bathroom. Outside, there is an enclosed south-facing rear garden and a driveway providing off-road parking for one to two vehicles, a viewing comes highly recommended.

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