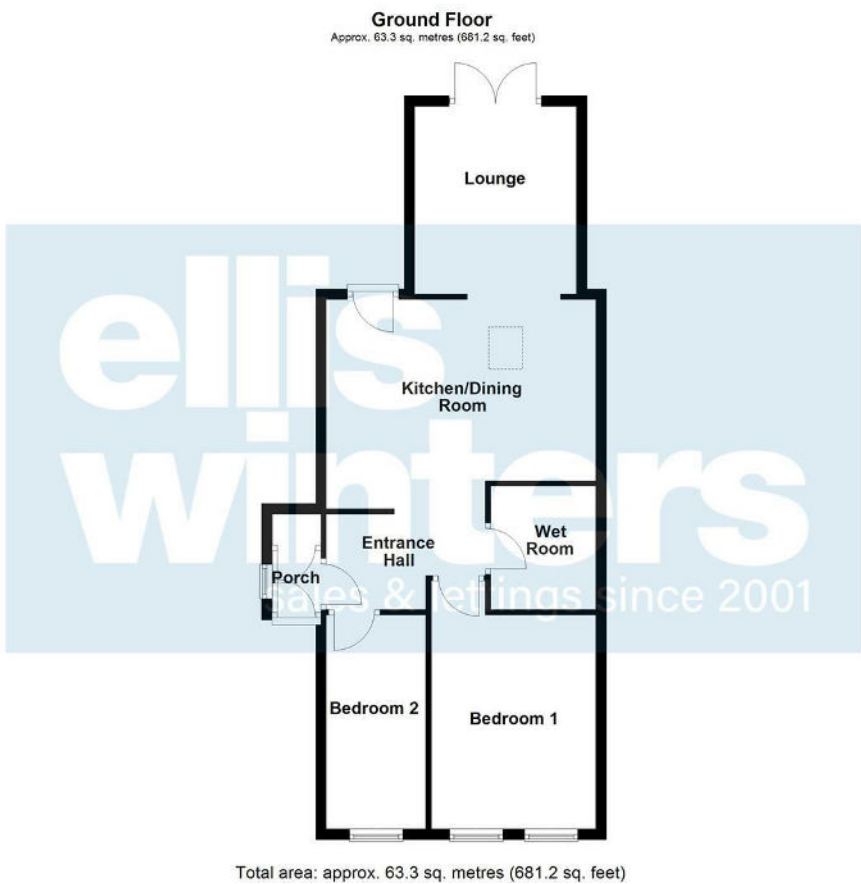




Ground Floor

Porch

Entrance Hall

Kitchen/Dining Room
5.07m (16'7") x 3.94m (12'11") max

Lounge
3.53m (11'7") x 3.04m (10')

Bedroom 1
4.66m (15'3") x 3.10m (10'2")

Bedroom 2
3.97m (13') x 1.87m (6'2")

Wet Room
2.32m (7'7") x 1.98m (6'6")

Outside
To the front of the property is an open plan garden, laid to lawn with mature planting. There is a gravelled and paved driveway, leading to a carport. To the rear of the property is a private and enclosed garden, laid to lawn with a paved patio seating area, mature trees and planted borders, and a garden shed.

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 £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 IN EXCESS OF

£280,000

Russett Avenue

Needlingworth, , PE27 4UE

PROPERTY SUMMARY

A very well-presented, extended, and upgraded, semi-detached bungalow, within a popular and sought-after village location. This superb property features a generous kitchen/dining room with a refitted kitchen with some integrated appliances, there is a lounge, a wet room, and two bedrooms. Outside there is a gravelled driveway leading to a car port, a front garden, and a private and enclosed rear garden. Offered with no onward chain, this viewing comes highly recommended.

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