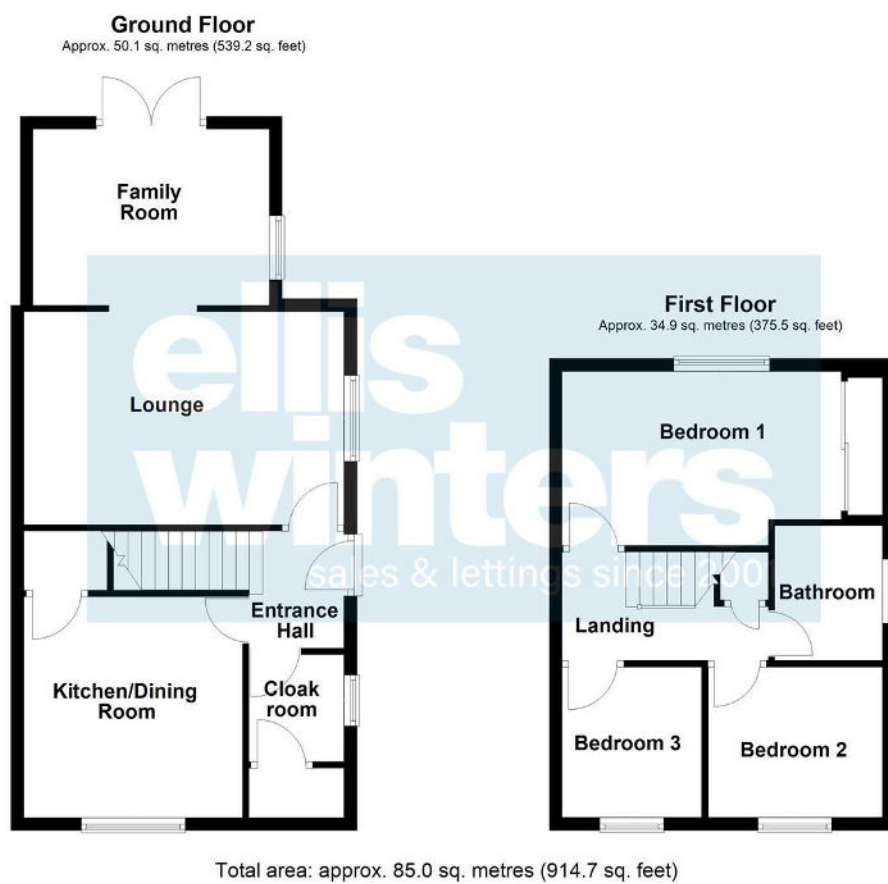




Ground Floor

Entrance Hall

Cloakroom

Kitchen/Dining Room
3.45m (11'4") x 3.42m (11'3")

Lounge
5.00m (16'5") x 3.33m (10'11")

Family Room
3.69m (12'1") x 2.75m (9')

First Floor

Landing

Bedroom 1
5.00m (16'5") x 2.72m (8'11") max

Bedroom 2
2.72m (8'11") x 2.35m (7'8")

Bedroom 3
2.35m (7'8") x 2.18m (7'2")

Bathroom

Outside

To the front of the property is a driveway providing off-road parking for numerous vehicles, with a gravelled and planted border, and gated access to the rear.
To the rear is an enclosed, split-level garden, with laid to lawn, paved patio seating areas and pathways, a timber

decked seating area, mature plants and a small, nature pond.

Further Information
Tenure: Freehold
Council Tax Band: C
EPC Rating: E

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 + 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

£300,000

The Furlongs

Needlingworth, Cambs, PE27 4TX

PROPERTY SUMMARY

A very well-presented, extended, semi-detached family home in a sought-after village location and a within short distances of a well-regarded primary school, and local amenities. This superb home features two reception rooms, a kitchen/dining room, a modern family bathroom and cloakroom, and three bedrooms. There is a driveway, and enclosed rear garden. A viewing comes highly recommended.

3



1



2

