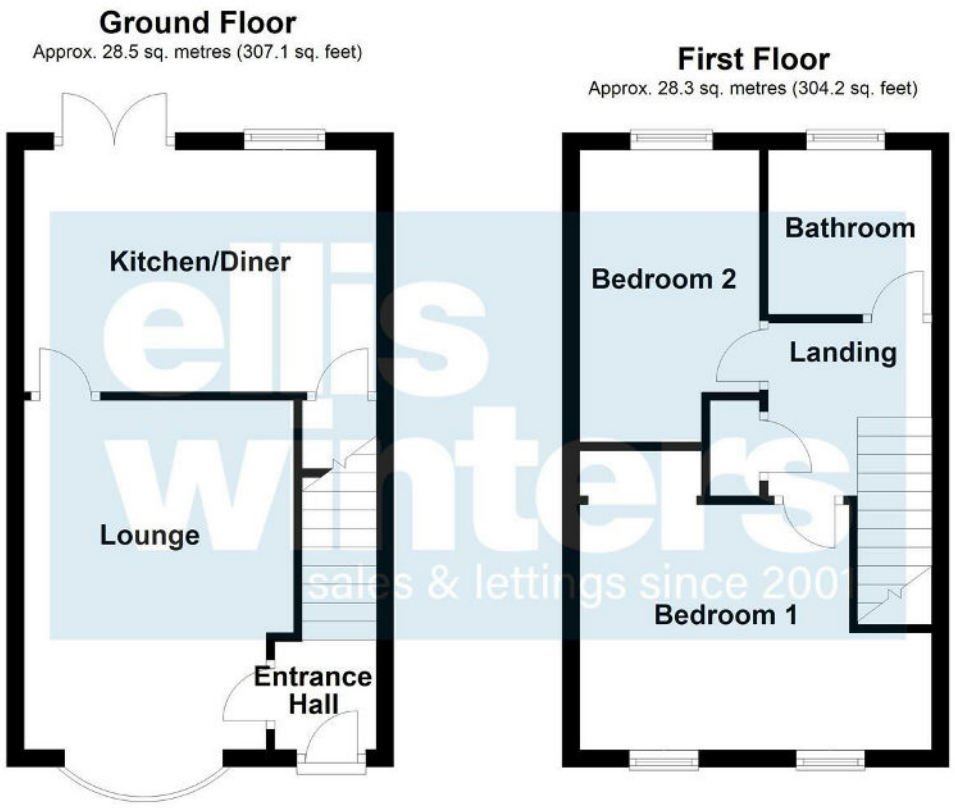



Total area: approx. 56.8 sq. metres (611.2 sq. feet)

Ground Floor

Entrance Hall

Lounge
4.04m (13'3") x 3.12m (10'3")

Refitted Kitchen/Diner
4.07m (13'4") x 2.80m (9'2")

First Floor

Landing

Bedroom 1
3.12m (10'3") x 2.84m (9'4")

Double glazed window to front, window to front, open plan, door to:

Bedroom 2
3.38m (11'1") max x 2.08m (6'10")

Bathroom

Outside
To the front the property there is an open plan garden that is laid to lawn and decorative gravel, there is a gate to the side providing access to the rear garden, and there is a garage en block, with tandem parking for two vehicles.
To the rear of the property is an enclosed garden, that is laid to lawn, with a pave patio seating area.

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.

Further Information
Tenure: Freehold
Council Tax Band: B

ellis winters
sales & lettings since 2001

**OFFICE ADDRESS**

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

**OFFICE DETAILS**

01480 388888
infostives@elliswinters.co.uk




**£245,000**

# Morden Road

Papworth Everard, Cambs, CB23 3UN

PROPERTY SUMMARY

A very-well presented and upgraded, end terrace home, in a popular village location. This superb home features a refitted kitchen/diner, new carpets and flooring throughout, and has been redecorated throughout. There are two good sized bedrooms, a family bathroom, an enclosed rear garden, a single garage en block, and tandem length, off-road parking for two vehicles. The property is a short distance from amenities, public transport links, main road links to Cambridge and St Neots providing good access to mainline train stations to London, and schools. Offered with no onward chain, the property is highly recommended.

2

1

1













