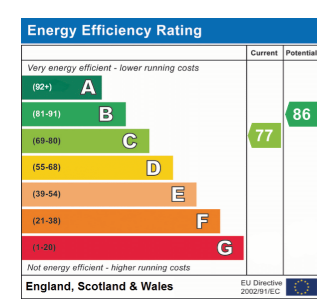




16 Pennway, Somersham PE28 3JJ

**£265,000**

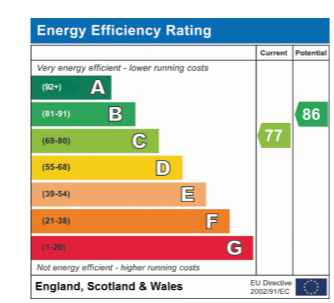
- Link Detached Property
- Three Bedrooms
- Ground Floor Cloakroom
- Front And Rear Gardens
- Garage And Off Road Parking
- Solar Panel System Installed
- In Need Of Modernisation And Updating
- No Chain
- Walking Distance To Local Amenities And Schooling



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## Panel and glazed door to

### Entrance Hall

Radiator, stairs to first floor, door to garage, laminate floor, under stairs storage cupboard.

### Cloakroom

Fitted with low level WC.

### Living/Dining Room

15' 5" x 15' 5" maximum (4.70m x 4.70m maximum)

French doors and windows to rear, two radiators, serving hatch to **Kitchen**.

### Kitchen

9' 3" x 8' 9" (2.82m x 2.67m)

Double glazed window to front, fitted in a range of wall and base mounted units, drawer units, complementary work surface, tiled surrounds, single drainer sink unit, space for oven, spaces and plumbing for washing machine and slim line dishwasher.

### First Floor Landing

Double glazed window to side, wall mounted gas fired central heating boiler, bespoke fitted display shelving, storage cupboard, access to loft space.

### Bedroom 1

12' 4" x 8' 3" (3.76m x 2.51m)

Double glazed window to front, a range of fitted furniture, radiator.

### Bedroom 2

12' 9" x 7' 4" (3.89m x 2.24m)

Double glazed window to rear, radiator.

### Bedroom 3

7' 5" x 7' 4" (2.26m x 2.24m)

Double glazed window to rear, fitted shelving, radiator.

### Family Bathroom

Double glazed window to front, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, tiled surrounds.

### Outside

The front garden is open plan and laid to lawn with driveway providing off road parking leading to the **Single Garage** with twin opening doors measuring 17'4 x 8'3 (5.28m x 2.51m), power, lighting and a connected opening to the **Work Shop Area** measuring 9'5 x 8'3 (2.87m x 2.51m) with door and window to rear. The rear garden has a patio seating area, shed, mature planting and an area of lawn.

### Agents Note

The property benefits from a Solar Panel system.

### Tenure

Freehold

Council Tax Band - C

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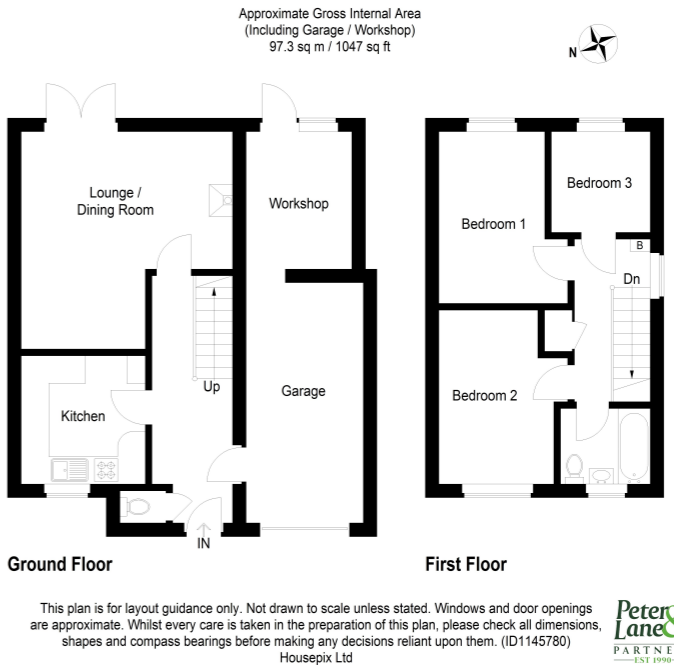
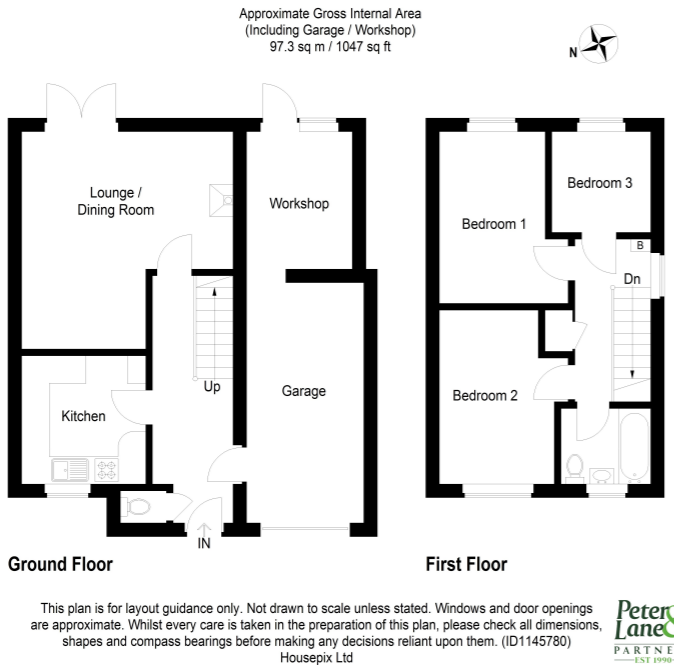
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Huntingdon  
01480 414800

**Kimbolton**  
24 High Street  
Kimbolton  
01480 860400

**St Neots**  
32 Market Square  
St. Neots  
01480 406400

**Mayfair Office**  
Cashel House  
15 Thayer St, London  
0870 1127099

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