



Pennway, Somersham PE28 3JJ

£255,000

- 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	77	86
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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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.

Buyers Information

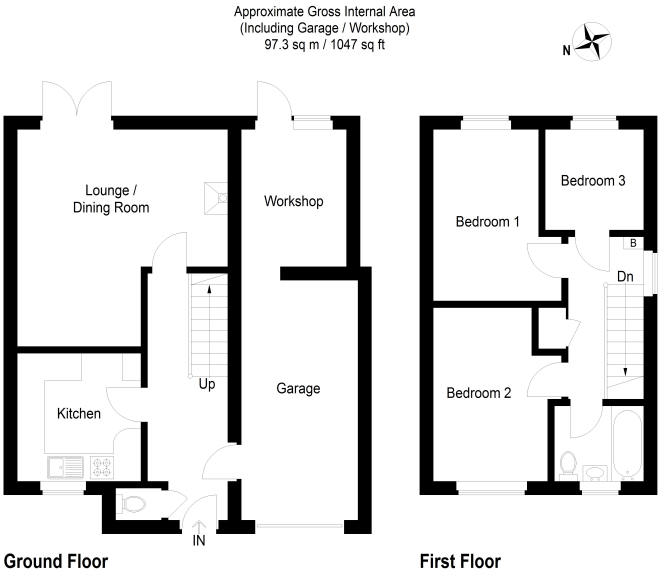
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Agents Note

The property benefits from a Solar Panel system.

Tenure

Freehold
Council Tax Band - C



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1145780)
Housepix Ltd



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