



2 Parsons Drive, Ellington

Guide Price **£575,000**

 **Oliver James**
Property Sales & Lettings



2 Parsons Drive

Ellington, Huntingdon

A detached bungalow of 1948 sq/ft / 181 sq/metres offering annexe potential on a plot of 0.25 acres with triple garaging. No forward chain.

Tenure: Freehold

- Detached Bungalow
- Four Bedrooms.
- The Gross Internal Floor Area is approximately 1948 sq/ft / 181 sq/metres.
- Triple Garaging with Potential for Conversion (STPP).
- A Total Plot Size of 0.25 Acres.
- Three Reception Rooms.
- Sought After Village Location.
- 6 Miles via Car to Huntingdon Train Station.
- The Property is Offered with No Forward Chain.
- EPC: E.



INTRODUCTION

A unique opportunity to acquire an extended detached bungalow with annexe potential, ideally located within the sought after village of Ellington. The property benefits from a triple garage and sits on a plot of 0.25 acres, offering potential for the right buyer to extend or create home office, subject to the relevant consent.

PLOT SIZE

The Total Plot Size is 0.25 acres.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 1948 sq/ft / 181 sq/metres.

LOCATION

Ellington is an attractive, rural village in Huntingdonshire, situated between Spaldwick and Grafham with direct access to new A14 network, giving a commute to Cambridge of less than 30 minutes. About 2 miles (3.2 km) south of the village is Grafham Water, which is a large reservoir with a circumference of approximately 10 miles (16 km). The reservoir is mainly used by Grafham Water Sailing club and Grafham Water Activities Centre and includes bike trails, wooded walks, play areas and coffee shops with regular family events. Huntingdon Train Station just 4.5 miles away for any commuter wanting to be in London in less than an hour. Sits within the catchment area for the **OUTSTANDING** Buckden Primary school which is just 3 miles and Hinchingsbrooke Secondary School being just over 4 miles away with its own dedicated coach service that transports children from the village each day.





GARAGING

Double garage with two up and over doors to front elevation. Power and lighting. Door to side elevation.
 Single garage with up and over door to front elevation. Power and lighting. Door to side elevation.

EXTERNAL

The front of the property is mainly laid to lawn. There is gated access to the rear garden which has hedge borders and mature shrubs with patio seating areas and an outside tap.

AGENTS NOTES

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.

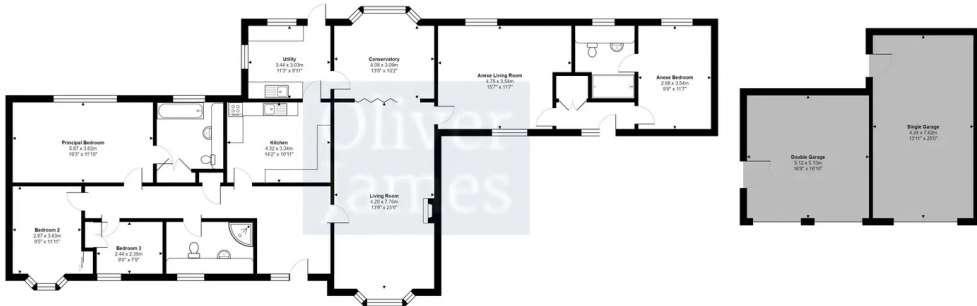
MONEY LAUNDERING REGULATIONS

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total Area: 181.0 m² ... 1948 ft² (excluding double garage, single garage)
 All measurements are approximations and for planning purposes only

