

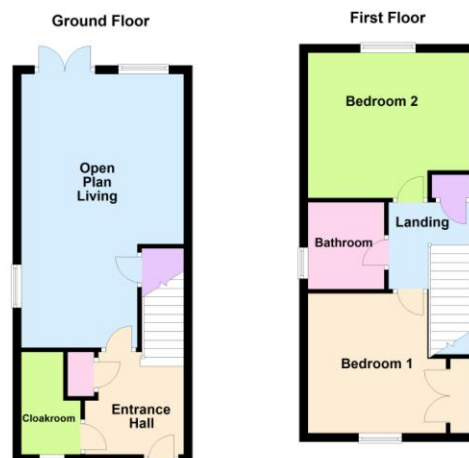
£235,000

3 Willow Rise, Somersham, PE28 3GY



To arrange a viewing call us now on 01480 388888

A well-presented, modern end terrace home, set within a private development, in a popular village location. Boasting two double bedrooms, Open-plan living accommodation, a downstairs cloakroom, an enclosed south-facing rear garden, and allocated parking. Being a short distance from the local amenities and public transport links, this home is well suited to a first-time buyer or investment buyer.



# £235,000

3 Willow Rise, Somersham, PE28 3GY



A well-presented, end-of-terrace home, in a private development, within a popular village location. This home overlooks the village bowls green and is a short distance from local amenities and public transport links.

## Outside

To the front, allocated parking, shared visitor parking, gravelled flower bed border, and garden laid to lawn, gated access to the side.

To the rear, a private, enclosed south-facing garden, laid mainly to lawn with mature flower bed border, paved patio seating areas, two garden sheds, outside tap, and external sockets.

## Further Information

Tenure: Freehold  
Council Tax Band: B  
EPC Rating: C



The accommodation, in brief, comprises a generous entrance hall, a cloakroom, an open-plan kitchen/living room on the ground floor. There are two double bedrooms, one with a built-in wardrobe, and a bathroom on the first floor.

Outside there is a south-facing enclosed rear garden and an allocated parking space, plus visitor parking to the front.

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.



## Ground Floor

### Entrance Hall

### Cloakroom

**Open Plan Kitchen/Living Room**  
6.33m (20'9") x 3.76m (12'4") max

## First Floor

### Landing

**Bedroom 1**  
3.76m (12'4") max x 3.23m (10'7")

**Bedroom 2**  
3.76m (12'4") x 3.36m (11') max

### Bathroom



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