



3 Vine Row High Street, Ellington

In Excess of £300,000



3 Vine Row High Street

Ellington, Huntingdon

A modern three bedroom / two bathroom home with lovely south facing garden and allocated parking. Situated in this easily accessible village location.

Council Tax band: C

Tenure: Freehold

- Three bedroom home.
- The Gross Internal Floor Area is approximately 869 sq.ft. / 80.7 sq.metres.
- En-suite shower room, cloakroom and family bathroom.
- Modern, open / plan kitchen dining room to the rear.
- Allocated off road parking.
- South facing rear garden.
- Air-Source heating system with underfloor heating throughout.
- Under 6 miles / approx 12 minutes drive to Huntingdon Train Station
- Under 3 miles / 5 minute drive / 20 minute bike ride to Grafham Water.
- EPC: C.





INTRODUCTION

Built in 2012, a modern three bedroom terraced home benefiting from an en-suite shower room as well as a double built in wardrobe to the primary bedroom and underfloor heating throughout. To the rear of the property is an enclosed south facing laid to lawn rear garden with one allocated off road parking space.

EPC Rating: C

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.



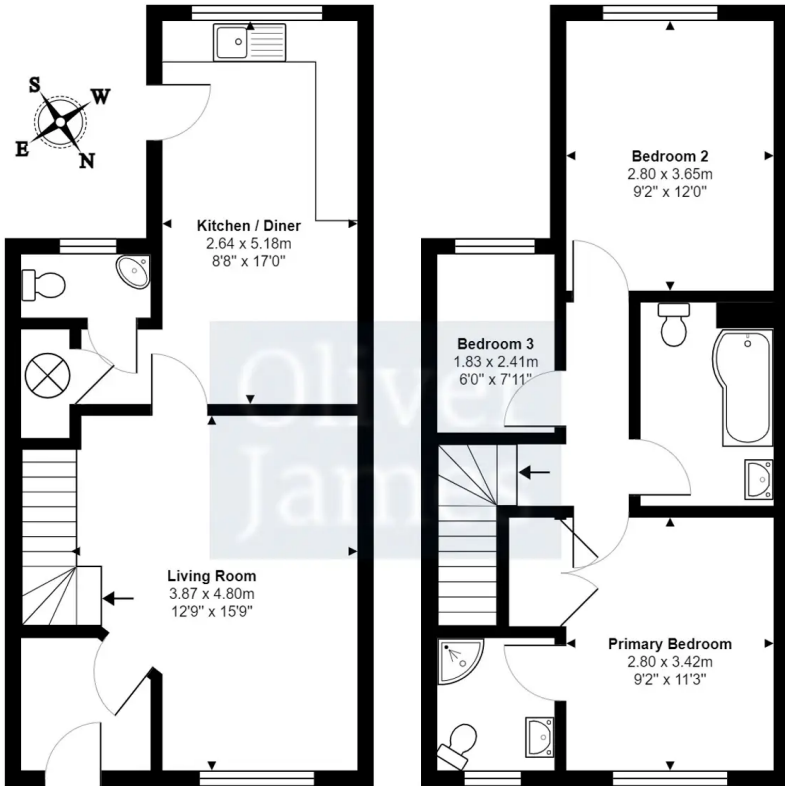


Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total Area: 80.7 m² ... 869 ft²

All measurements are approximate and for display purposes only