



TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2021

- Detached Bungalow
- Two Bedrooms
- Kitchen/Dining Room
- Well Presented Throughout
- Popular Village Location
- Commute To Cambridge
- No Forward Chain
- Outside Courtyard Area
- Gas Radiator Heating



## HIGH STREET, COLNE

🛏️ 2 🚿 1 🛋️ 1 EPC TBC

Formerly a Chapel, this well presented two bedroom detached bungalow is located in the heart of the popular village of Colne. The property is situated ideally for access to Cambridge. Accommodation comprises entrance hall, living room, kitchen/dining room, two bedrooms and a bathroom. The property is enclosed to the front by a brick wall and has double gates providing access to the low maintenance frontage and courtyard area to side. Colne is a popular village with a public house just a short walk away and many countryside walks. No Forward Chain!

GUIDE PRICE  
**£325,000**

WellingtonWise Estate Agents St Ives  
**01480 498400**

10 The Pavement, St Ives, Cambridgeshire, PE27 5AD

facebook.com/wellingtonwise  
@wellingtonwise

A leading independent property service provider with offices in **St Ives, Royston & Melbourn.**

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



# HIGH STREET, COLNE

GUIDE PRICE  
**£325,000**

Formerly a Chapel, this well presented two bedroom detached bungalow is located in the heart of the popular village of Colne. The property is situated ideally for access to Cambridge. Accommodation comprises entrance hall, living room, kitchen/dining room, two bedrooms and a bathroom. The property is enclosed to the front by a brick wall and has double gates providing access to the low maintenance frontage and courtyard area to side. Colne is a popular village with a public house just a short walk away and many countryside walks. No Forward Chain!

## ENTRANCE HALL

Replacement composite door to front, radiator, access to loft space, exposed wood flooring.

## LIVING ROOM

17' 00" x 12' 3" (5.18m x 3.73m)

UPVC double glazed bay window to front and window to rear, two radiators, exposed wood flooring.

## KITCHEN/DINING ROOM

16' 7" x 7' 5" (5.05m x 2.26m)

UPVC window to front and side, double glazed double doors to side. Fitted with a matching range of black high gloss wall and base level units with work surface over, built in oven and gas hob with extractor over, stainless steel sink and drainer unit with mixer tap. Tiled splashbacks. Space and plumbing for washing machine and dishwasher, integrated under counter fridge and freezer, extractor fan, exposed wood flooring, radiator.

## BEDROOM ONE

12' 1" x 8' 3" (3.68m x 2.51m) UPVC double glazed bay window to front, radiator, space for wardrobe, exposed wood flooring, inset spotlights.

## BEDROOM TWO

9' 4" x 8' 7" (2.84m x 2.62m)

Double glazed window to rear, radiator, exposed wood flooring.

**BATHROOM** 8' 3" x 5' 5" (2.51m x 1.65m) Obscured UPVC window to rear, refitted with a matching three piece suite comprising panelled bath with shower over with glazed side panel, pedestal wash hand basin and close coupled WC, tiled splashbacks, inset spotlights, chrome heated towel rail, ceramic tiled flooring and electric heater.

## OUTSIDE

The property is located in the heart of the village and is enclosed by a brick wall to the front with pedestrian gate giving access to the frontage which is laid to decorative gravel. Double timber gates give access from the front to the paved and gravelled parking area. (the parking area is for a small vehicle) To the side of the property there is a quaint courtyard seating area and path leading to the rear of the property with a timber storage shed.

## NOTE TO PURCHASER

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

