

RESIDENTIAL REFURBISHMENT/CONVERSION OPPORTUNITY

FOR SALE



**26 Ermine Street South, Papworth Everard, Cambridge
CB23 3QA**

811.182310

Eddisons

26 ERMINE STREET SOUTH

PAPWORTH EVERARD, CAMBRIDGE, CB23 3QA



Agreement

For Sale



Detail

Residential Refurbishment/
Conversion Opportunity



Price

OIRO £450,000



Size

117.61 sq m (1,266 sq ft)



Location

Papworth Everard, CB23 3QA



Property ID

811.182310

For Viewing & All Other Enquiries Please Contact:



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Property

26 Ermine Street South comprises a detached 3 bedroomed house within a generous plot including off road car parking and driveway, garage and a substantial enclosed rear garden. The property requires comprehensive refurbishment with substantial grounds suitable for a substantial extension (STP).

The property comprises a ground floor entrance hall with doors off to a dining room, living room and kitchen with a further door providing access to a boot room, rear access and separate WC.

The first floor comprises 3 dual aspect double bedrooms with a bathroom and separate WC.

Externally, the property is in an elevated position set back from Ermine Street South, with an access drive leading to the garage to the side of the property. To the rear is a substantial enclosed rear garden which extends around the northern side of the building providing scope for an extensions (STP).

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor areas.

Area	m ²	ft ²
Ground Floor	60.65	653
First Floor	57.0	613
Total GIA	117.65	1,266

Energy Performance Certificate

Rating: D (61)

A copy of the EPC is available on our website.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Services

Mains electricity, gas and water are understood to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

Planning

Whilst no planning enquiries have been made, the agents consider that the property lends itself for refurbishment and additional extensions to either the north or south sides

Council Tax

26 Ermine Street South is currently assessed for Council Tax with Band D.

Price

Offers in the order of £450,000 for the freehold.

VAT

We understand that VAT will not be charged on the sale price.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Papworth Everard is a popular Cambridgeshire village with a population of approximately 3,000 and is located 12 miles west of Cambridge on the A498 Huntingdon to Royston road. The village approximately 1 mile north of the Caxton Gibbet roundabout connected with the A428, and 3 miles south of the junction of the A14 at Godmanchester. As such, the town is extremely well located for access to the surrounding centres of Cambridge, Huntingdon, St Neots, Royston and Bedford.

Papworth Everard is noted as the site of the famous heart hospital which relocated to Cambridge in 2019. The village has a range of local facilities centred around a retail parade and library, a short distance from the property. The village also benefits from a range of leisure facilities including play park, bowls club and tennis courts.

The property is located in an elevated position on the west side of Ermine Street South.







