



Canberra Drive, St. Ives
offers in excess of £350,000 **Freehold**

**Sharman
Quinney**

Key Features

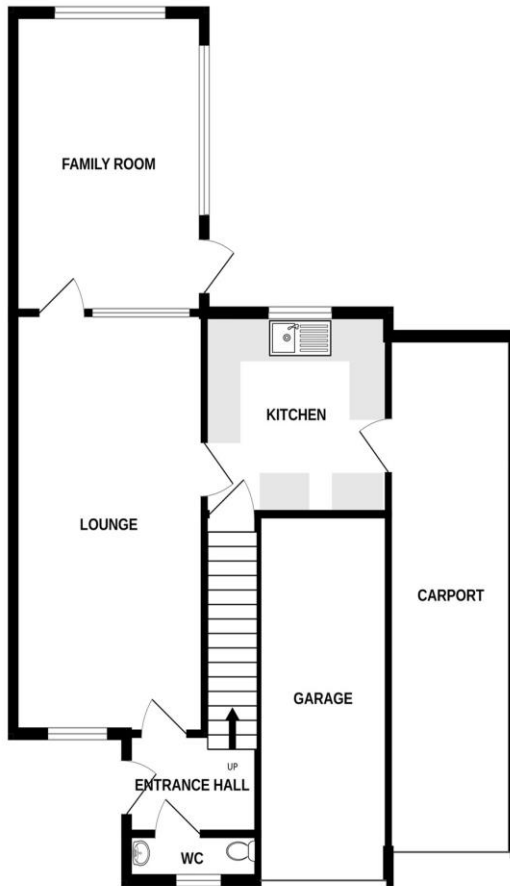


- No Onward Chain
- Garage and Car Port
- Walking Distance to Amenities
- Generous Room Sizes
- Driveway

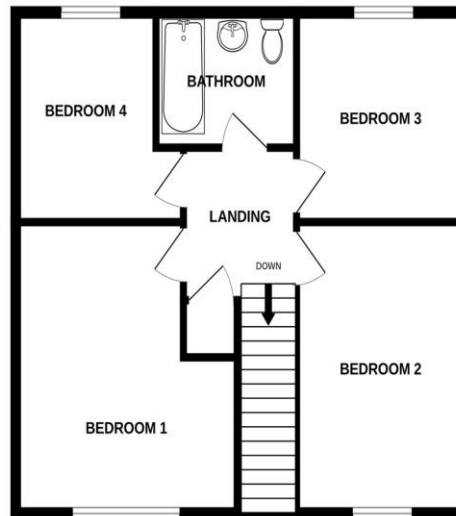
Call us today to view this 4 bed detached property in the highly sought after location of St Ives. The ground floor of the property comprises of an entrance hall, downstairs wc, living room, second reception room, kitchen. Upstairs are four bedrooms, and a bathroom. To the front is ample off road parking, an integral garage and a front lawn. The rear of the property comprises of a patio area and lawn.



GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1379sq.ft. (128.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Accommodation Includes

Entrance Hall

Cloakroom

Lounge 20'11" x 11'7"

Kitchen 11'11" x 11'3"

Family Room 14'9" x 11'03"

Landing

Bedroom One 11'08" x 11'08"

Bedroom Two 11'06" x 8'3"

Bedroom Three 9" x 8'3"

Bedroom Four 7'8" x 8'9"

Bathroom

To view this property call Sharman Quinney on:
01480 271214

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01480 271214

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 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GDM100433 - 0003