

# Back Road East, St. Ives Auction Guide £550,000





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## Auction Guide £550,000

### Council Tax Band: Exempt

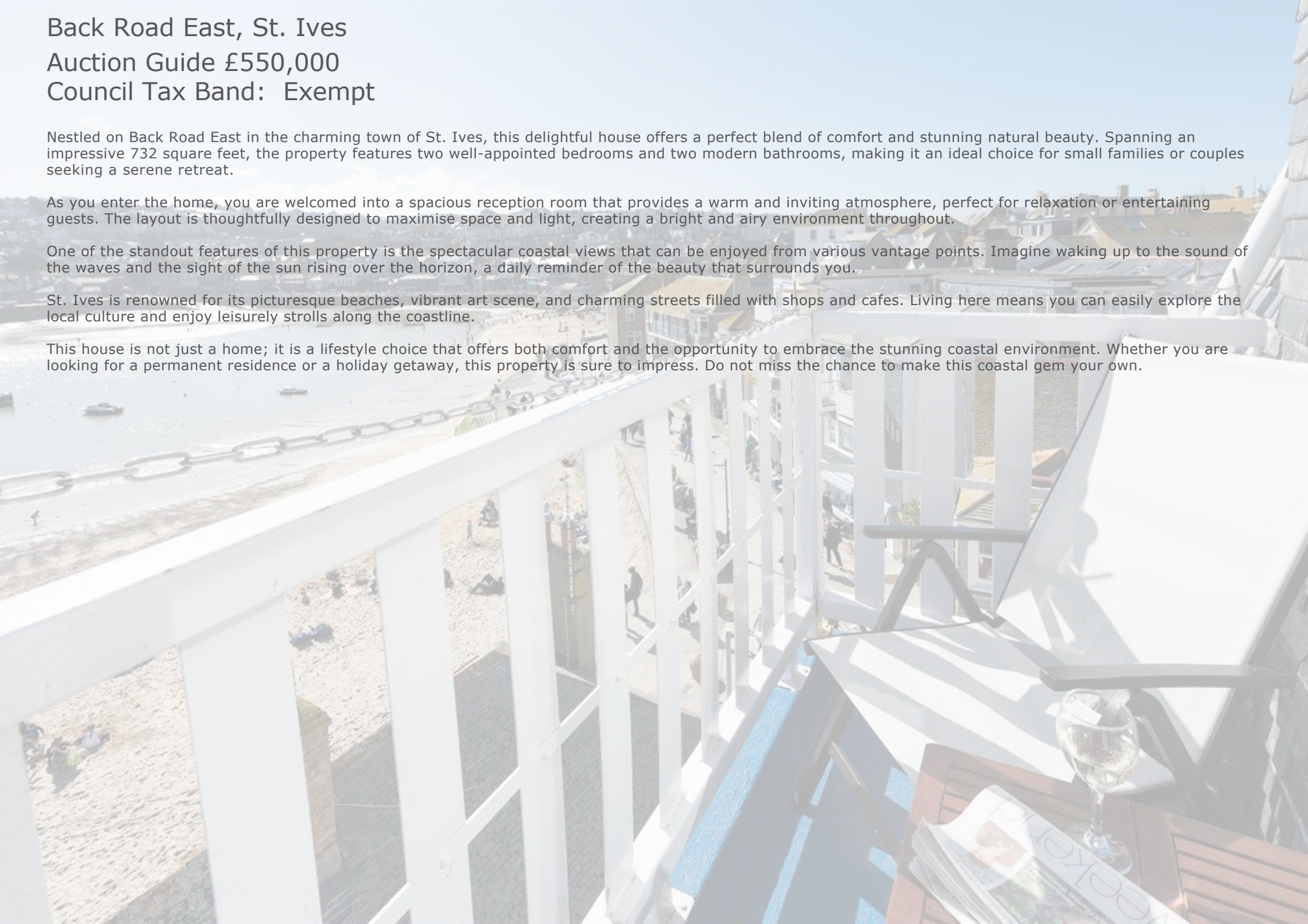
Nestled on Back Road East in the charming town of St. Ives, this delightful house offers a perfect blend of comfort and stunning natural beauty. Spanning an impressive 732 square feet, the property features two well-appointed bedrooms and two modern bathrooms, making it an ideal choice for small families or couples seeking a serene retreat.

As you enter the home, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a bright and airy environment throughout.

One of the standout features of this property is the spectacular coastal views that can be enjoyed from various vantage points. Imagine waking up to the sound of the waves and the sight of the sun rising over the horizon, a daily reminder of the beauty that surrounds you.

St. Ives is renowned for its picturesque beaches, vibrant art scene, and charming streets filled with shops and cafes. Living here means you can easily explore the local culture and enjoy leisurely strolls along the coastline.

This house is not just a home; it is a lifestyle choice that offers both comfort and the opportunity to embrace the stunning coastal environment. Whether you are looking for a permanent residence or a holiday getaway, this property is sure to impress. Do not miss the chance to make this coastal gem your own.

















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