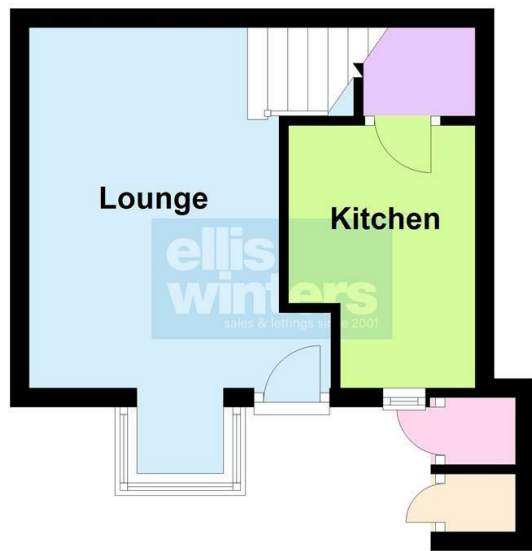


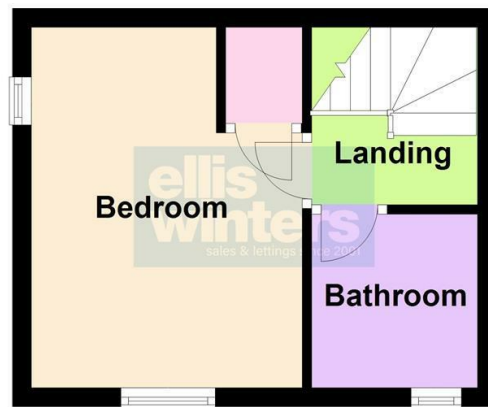
This well-presented, one-bedroom starter home is for investment only as the property is being sold with a tenant in situ. The property is in a cul de sac location, is short distances from amenities and public transport links, and is offered with no onward chain. The property is gas central heated and double-glazed.

Rental Income: Current contracted tenant is paying £745 per calendar month

### Ground Floor



### First Floor



#### Ground Floor

Lounge  
3.82m (12'6") x 3.20m (10'6")

Kitchen  
2.78m (9'2") x 1.98m (6'6") max

#### First Floor

##### Landing

Bedroom  
3.82m (12'6") max x 2.87m (9'5")

##### Bathroom

#### Further Information

Tenure: Freehold

Council Tax Band: A

EPC Rating: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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## PROPERTY SUMMARY

**\*\*INVESTMENT BUYERS ONLY\*\*** A well-presented, starter home, in a cul de sac location. This property features a lounge, a kitchen, a generous bedroom, and a bathroom. The property has gas central heating and double glazing throughout. Offered with no onward, a viewing comes highly recommended. This property is being sold with a tenant in situ.

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