



Total area: approx. 126.2 sq. metres (1358.8 sq. feet)

Ellis Winters Exclusive are delighted to offer this immaculately presented Victorian terraced home in St Ives town centre. This superb property features a refitted kitchen/breakfast room with integral appliances, two reception rooms with an exposed fireplace in the lounge, three generous bedrooms and a refitted bathroom. The fully enclosed private rear garden has low maintenance in mind and there is an outside home office/gym. The sought after location of this property boasts walking distance to amenities, restaurants, bus station and the guided busway. The property is offered with no onward chain and is likely to go quickly therefore an early viewing is highly recommended.

**Ground Floor**

Entrance Hall  
8.09m (26'7") x 1.66m (5'5")

Lounge  
4.22m (13'10") x 4.02m (13'2")

Dining Room  
4.02m (13'2") x 3.77m (12'4")

Refitted Kitchen/Breakfast Room  
6.57m (21'7") x 2.89m (9'6") max

**First Floor**

**Landing**

Bedroom 1  
4.22m (13'10") x 3.40m (11'2")

Bedroom 2  
3.69m (12'1") x 3.40m (11'2")

Bedroom 3  
2.71m (8'11") x 2.32m (7'7")

**Refitted Bathroom**

**Outside**

To the front of the property a brick wall enclosed garden with wrought iron railings, laid mainly to gravel.

To the rear, a fully enclosed, private garden, laid mainly to gravel, with paved patio and two timber decked seating areas, stone raised planter, outside lighting and power points, French doors to home office/gym and gated access to rear.

Home Office/Gym  
4.20m (13'9") max x 3.13m (10'3")  
Two double doors, door to:

Storage  
Power and light are connected.

Further information:  
Tenure: Freehold  
Council Tax Band: D  
EPC Rating: D  
Grade Two Listed

Parking and access arrangements to rear: The property has no parking, however a residential parking permit for neighbouring car parks can be applied for. The property does have right of access to the rear of the property allowing access to the storage area and for bins.

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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ASKING PRICE

**£425,000**

**CROMWELL PLACE**

ST. IVES, PE27 5JB

## PROPERTY SUMMARY

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