



Total area: approx. 131.6 sq. metres (1416.6 sq. feet)

Ground Floor

Entrance Hall

Cloakroom/Utility Room  
2.16m (7'1") x 1.44m (4'9")

Kitchen/Dining Room  
4.48m (14'8") x 4.15m (13'7") max

First Floor

Landing

Lounge  
6.07m (19'11") x 3.06m (10')

Bathroom

Bedroom 3  
4.16m (13'8") x 2.89m (9'6") max

Second Floor

Landing

Bedroom 1  
6.07m (19'11") x 3.06m (10'1")

Bedroom 2  
6.07m (19'11") max x 4.17m (13'8") max

WC

Outside

The property benefits from parking in

front of the garage. The integrated garage has an up and over door, power, lighting and a pedestrian door opening to the kitchen. The property also benefits from an enclosed courtyard garden.

Further Information

Tenure: Freehold

Site Management Cost: £385.89pa

EPC Rating: D

Council Tax Band: C

Gas boiler located in garage.

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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£325,000

**ROBBS WALK**

ST. IVES, PE27 5NA

## PROPERTY SUMMARY

Situated in the town centre of St Ives and within walking distance of all its amenities, this deceptive town house is offered with No Forward Chain. The accommodation is set over three floors and briefly comprises, three double bedrooms, modern kitchen/diner, cloakroom/utility room, first floor lounge, bathroom and second floor WC. The property also benefits from a garage, off road parking and an enclosed courtyard garden. The property does not only lend itself to being a great family home but could also be a brilliant buy to let or HMO investment.

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