



Ground Floor

Entrance Hall

Dining Room
4.33m (14'3") x 3.36m (11') max

Kitchen/Breakfast Room
4.33m (14'3") x 3.37m (11'1") max

Rear Lobby

Cloakroom

Lounge
4.72m (15'6") x 3.65m (12')

First Floor

Landing

Bedroom 1
4.33m (14'3") x 3.38m (11'1")

Bedroom 2
4.33m (14'3") x 3.37m (11'1")

Bedroom 3
4.69m (15'5") max x 2.38m (7'10")

Bathroom
3.64m (11'11") x 2.24m (7'4")

Outside
To the front, an enclosed gravelled garden, with mature shrubs, and gated

access to the side.
To the rear, a large private and enclosed garden, with a paved patio seating area, laid mainly to lawn, with mature well stocked borders, with two green houses, and two sheds.

Further Information
Tenure: Freehold
Council Tax Band: E
EPC Rating: TBC

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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£475,000
TENTERLEAS
ST. IVES, PE27 5QP

PROPERTY SUMMARY

Rarely available, detached family home, in one of St Ives sought-after locations. This superb home can be found a short distance from the town centre, features two reception rooms, a kitchen/breakfast room, a cloakroom, three double bedrooms, and a family bathroom. Outside there is a large, private and enclosed rear garden. This home is in need of some updating, and is offered with no onward chain.

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