



- Ground Floor
- Porch
- Hall
- Lounge  
4.44m (14'7") max x 4.17m (13'8")
- Dining Room  
2.92m (9'7") x 2.73m (9')
- Kitchen  
2.92m (9'7") x 2.54m (8'4")
- Utility Room  
3.38m (11'1") x 2.52m (8'3")
- WC
- First Floor
- Landing
- Bedroom 1  
4.18m (13'8") x 3.38m (11'1")
- Bedroom 2  
3.38m (11'1") x 2.96m (9'9")
- Bedroom 3  
2.54m (8'4") x 1.99m
- Bathroom
- Outside

To the front of the property, there is a garden that is laid mainly to lawn with mature borders and a gate to the side. There is a driveway that leads to a single garage. The garage has an up-and-over door, with power and light connected, and a personal door to the rear.

To the rear of the property, an enclosed garden, laid mainly to lawn, with mature well-stocked borders, a paved patio seating area, and a garden shed.

Further Information  
Tenure: Freehold  
Council Tax Band: D  
EPC Rating: D

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

**ellis winters**  
sales & lettings since 2001

**OFFICE ADDRESS**

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

01480 388888  
infostives@elliswinters.co.uk  
www.elliswinters.co.uk

**ellis winters**  
sales & lettings since 2001

**£389,995**  
**WESTBURY ROAD**  
ST. IVES, PE27 6DN



PROPERTY SUMMARY

An established detached family home, in a sought-after cul de sac location, a short distance from St Ives town centre. This superb home is a short walk to The Thicket pathway and riverside walks, the leisure centre, and both primary and secondary schools. The property features two reception rooms, a modern kitchen, a utility room and a WC. There are three bedrooms, a family bathroom, along with an enclosed rear garden, a driveway and a single garage. Offered with no onward chain.

3



1



2

