



**Ground Floor**

Entrance Hall

Lounge  
4.02m (13'2") x 3.43m (11'3")

Dining Room  
4.02m (13'2") x 3.42m (11'3")

Refitted Kitchen  
3.04m (10') x 2.92m (9'7")

Study Area  
1.86m (6'1") x 1.38m (4'6")

Utility Area/ WC  
1.86m (6'1") x 1.44m (4'9")

**First Floor**

Landing

Bedroom 1  
5.06m (16'7") x 3.43m (11'3")

Bedroom 2  
3.43m (11'3") x 3.08m (10'1")

Refitted Bathroom

**Outside**

To the front a slated garden, low-level brick wall, and planted edging.  
To the rear, an enclosed, and generous-sized garden, with a paved patio

seating area, and a garden shed.

**Further Information**

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

Agent Notes: This property has a right of access through the neighbouring property's garden

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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**£350,000**

**NEEDINGWORTH ROAD**

ST. IVES, PE27 5JT



## PROPERTY SUMMARY

A very well-presented, and improved, former three bedroom, terraced home in a sought-after location. This superb property now offers two reception rooms, both with feature fireplaces, a refitted kitchen with integral appliances, a study area, a utility/wc, two good size bedrooms, both with fitted storage, and a refitted four-piece bathroom. Outside there is a generous, enclosed rear garden. This home is a short distance to schools, amenities, the guided busway to Cambridge, and St Ives town centre.

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