



Ground Floor

Entrance Hall

Kitchen/Dining Room
5.52m (18'1") x 3.40m (11'2")

Lounge
4.74m (15'7") x 3.50m (11'6")

Conservatory
2.92m (9'7") x 1.92m (6'3")

Utility Room
4.51m (14'10") x 2.46m (8'1")

WC

Study
2.46m (8'1") x 1.96m (6'5")

First Floor

Landing

Bedroom 1
5.05m (16'7") x 2.77m (9'1")

Bedroom 2
3.50m (11'6") x 2.99m (9'10")

Bedroom 3
3.25m (10'8") x 2.19m (7'2")

Shower Room

Outside

The front is accessed via a five-bar wooden gate, opening onto the gravelled driveway providing off-road parking for two-three vehicles. There are well-maintained and stocked beds and borders and is partially enclosed by hedgerows and fencing. There is a passageway to the side, which the owners have a right of access through. To the rear of the property, there is an enclosed generous rear garden. This is laid mainly to lawn, with various well-maintained and stocked flower beds and borders. There is a variety of trees, and shrubs, a timber decked seating area, a potting shed area, a garden shed, a greenhouse, and a summer house.

Further Information

Tenure: Freehold
Council Tax Band: C
EPC Rating: TBC
Agents Note: The property comes with a right of access through a side passage that leads to the rear 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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£385,000

ST IVES ROAD
HEMINGFORD GREY, PE28 9DX

PROPERTY SUMMARY

A well-presented terrace home, in a sought-after village location. This superb home is located within walking distance to the local school, the village amenities, and is a short distance from St Ives town centre.

This property features, a generous kitchen/dining room, a lounge, a conservatory, a utility room, a cloakroom, and a study. There are three bedrooms, all with built in wardrobes, and a refitted shower room.

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