



Ground Floor

Entrance Hall

Kitchen
3.65m (12') x 2.58m (8'6")

Lounge/Dining Room
4.47m (14'8") x 3.66m (12')

First Floor

Landing

Bedroom 1
4.47m (14'8") x 3.38m (11'1")

Bedroom 2
2.94m (9'8") x 2.60m (8'6")

Bedroom 3 2.94m (9'8") x 1.77m (5'10")

Bathroom

Outside

To the front of the property, the garden is laid mainly to gravel, with a paved pathway.

To the rear of the property is an enclosed rear garden, with a raised paved patio seating area, the garden is laid mainly to lawn, with a well-stocked, mature flower bed border. There is gated access to the rear and a garden shed.

Further Information

Tenure: Freehold

Council Tax Band: B

EPC Rating: C

Potential rental income of £1100 pcm giving you a rental yield in excess of 5%.

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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GUIDE PRICE

£245,000

ILEX ROAD

ST. IVES, PE27 3AL

PROPERTY SUMMARY

A well-presented, staggered terrace home in a cul de sac location, overlooking an open green space. This property features a kitchen, a lounge/dining room, three bedrooms, and a bathroom. There is an enclosed rear garden, and a communal parking bay or on road parking. The property is within short distances from local amenities, schools and public transport links, making this home suitable for first-time buyers or investment buyers.

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