



Ground Floor

Entrance Hall

WC

Lounge

4.35m (14'3") max x 3.15m (10'4")

Modern Kitchen/Dining Room

4.22m (13'10") x 2.62m (8'7")

First Floor

Landing

Bedroom 1

3.91m (12'10") max x 3.24m (10'8")

Former En-suite/ Wardrobe

Bedroom 2

3.16m (10'4") x 2.12m (6'11")

Modern Bathroom

Outside

To the front of the property, there is a double driveway for two vehicles and a gravelled border. There is a paved pathway and gate to the side.

To the rear of the property, there is an enclosed, landscaped, low-maintenance garden, that features a paved patio seating area, an artificial lawn area, gravelled borders, and a

fully insulated and plaster boarded, summer house.

Further Information

Tenure: Freehold

Council Tax Band: C

EPC Rating: TBC

Agents Note: The plumbing in the former en-suite/wardrobe is still in situ. This would have been for a shower cubicle and hand basin.

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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LANDCLIFFE CLOSE

ST. IVES, PE27 3JF

PROPERTY SUMMARY

A very well-presented, end terrace home in a sought-after cul de sac location. This super home features a modern kitchen/dining room with some integrated appliances, a lounge, and a cloakroom. There are two generous bedrooms, a former en-suite/wardrobe, and a modern family bathroom. Outside there is a landscaped, low maintenance rear garden, and a double driveway to the front.

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