



**Ground Floor**

- Porch
- Entrance Hall
- Reception Room  
4.03m (13'3") x 2.41m (7'11")
- Cloakroom With WC
- Lounge  
7.30m (23'11") x 4.22m (13'10")
- Garden Room  
3.81m (12'6") x 3.03m (9'11")

**Bathroom**

**Outside**  
The front garden is laid to lawn with mature shrubs and bushes. A driveway provides off road parking and there is gated side access. The rear garden benefits from a patio seating area, lawned area, gravel seating area and timber/brick built sheds.

**FURTHER INFORMATION**

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

- Kitchen  
2.96m (9'9") x 2.87m (9'5")
- Utility Area  
2.85m (9'4") x 2.20m (7'3")
- First Floor
- Landing with Loft Access
- Bedroom 1  
3.52m (11'7") x 2.00m (6'7")
- Bedroom 2  
4.03m (13'3") x 3.06m (10'1")
- Bedroom 3  
2.70m (8'10") x 2.47m (8'1")

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



**OFFICE ADDRESS**

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**OFFICE DETAILS**

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ASKING PRICE

**£300,000**

**POUND ROAD**

BURY, PE26 2LB



## PROPERTY SUMMARY

A well presented, link detached property situated in a quiet cul-de-sac location offered with No Forward Chain. The property benefits from three generous reception rooms, kitchen, utility room, cloakroom, three well proportioned bedrooms, one benefitting from fitted wardrobes and a family bathroom. Outside the property benefits from a driveway, front garden and enclosed rear garden with patio seating area. The property is within short distances from local amenities and schools. A viewing is highly recommended to fully appreciate the property.

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