



**Ground Floor**

Porch

Lounge  
3.88m (12'9") x 3.54m (11'7")

Kitchen  
3.54m (11'7") x 3.21m (10'6")

**First Floor**

Landing

Bedroom 1  
3.67m (12') x 3.54m (11'7")

Bedroom 2  
3.54m (11'7") x 2.04m (6'8")

Bathroom

**Further Information**

Tenure: Freehold  
Council Tax Band: B  
EPC Rating: C  
Potential Rental Income: £950-995 per calendar month

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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**£200,000**

**WAVENEY ROAD**

ST. IVES, PE27 3FN



## PROPERTY SUMMARY

A well-presented, T Type cluster home, in a popular location within St Ives. The home is suitable as an investment property or a first-time buy. There is a lounge with a feature bay window, a kitchen, two generous bedrooms, and a bathroom. There is an allocated parking space and garden. Offered with no onward chain.

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