



Total area: approx. 75.7 sq. metres (815.2 sq. feet)

GROUND FLOOR

ENTRANCE HALL

KITCHEN
9' 6" x 7' 4" (2.9m x 2.24m)

CLOAKROOM

LOUNGE
16' 8" x 11' 2" (5.08m x 3.4m)

FIRST FLOOR

BEDROOM 1
12' 3" x 11' 3" (3.73m x 3.43m)

EN-SUITE SHOWER ROOM

BEDROOM 2
11' 8" x 7' 10" (3.56m x 2.39m)

BATHROOM

OUTSIDE
The property is situated in a gated mews of four properties and benefits from its own small private courtyard.

FURTHER INFORMATION

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

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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PROPERTY SUMMARY

A modern TOWN HOUSE set within a PRIVATE GATED COURTYARD in the HEART of St Ives town centre. The SPACIOUS accommodation has been very WELL FINISHED and includes TWO DOUBLE BEDROOMS, en-suite, bathroom, cloakroom, kitchen and lounge/diner. Other features include UNDERFLOOR HEATING, Amtico flooring, oak doors, solid oak worktops and small PRIVATE COURTYARD GARDEN.

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