

Ground Floor

Council Tax Band: C
EPC Rating: D

Entrance Hall

Refitted Open-Plan Kitchen/Living Room
5.23m (17'2") x 3.66m (12') max
Integrated washing machine, fridge,
freezer, electric oven, and an induction
hob.

Bedroom 1
5.89m (19'4") x 3.66m (12') max
Fitted wardrobes, and media wall.

Bedroom 2
3.52m (11'7") max x 2.81m (9'3")

Bedroom 3
3.04m (10') x 2.08m (6'10")

Refitted Bathroom

Outside
The front garden is laid to lawn. A
driveway provides off road parking to
the side of the property. Gated side
access leads to the fully enclosed rear
garden which is mainly laid to lawn and
benefits from a raised decked seating
area and a large garden shed. The
property also benefits from an outside
cold water tap and outside electric
sockets.

Further Information
Tenure: Freehold

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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OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk
www.elliswinters.co.uk

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ERICA ROAD

ST. IVES, PE27 3AG

PROPERTY SUMMARY

A rarely available detached bungalow in St Ives which has been modernised throughout. Offered with NO FORWARD CHAIN the property features a modern kitchen with integrated appliances, a modern bathroom, open-plan living, and three bedrooms including a good sized principal bedroom. Outside the property benefits from a driveway and a enclosed rear garden. A viewing is essential to fully appreciate this unique property.

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