



Ground Floor

Entrance Hall

Lounge/Dining Room
5.90m (19'4") x 5.20m (17'1") max

Kitchen/Breakfast Room
4.74m (15'7") x 3.02m (9'11")

Inner Hallway

Bedroom 1
3.23m (10'7") x 3.02m (9'11")

Bedroom 2
3.85m (12'8") x 2.84m (9'4")

Bedroom 3
3.02m (9'11") x 2.14m (7')

Bathroom
2.71m (8'11") x 2.68m (8'10")

Outside

To the front of the property is an open-plan garden that is laid mainly to lawn, with a gravelled and hard stand driveway. There is gated access to a further driveway that leads to a detached single garage. The garage has an up-and-over door, a personal door and windows to the side, and power and light connected. There is side gated access to the rear garden. The rear garden is private, and fully

enclosed, and wraps around the property. It is laid mainly to lawn with a paved patio seating area, a pathway and paved hard stand to the side. There are also flower bed borders.

Further Information

Tenure: Freehold

Council Tax Band: C

EPC Rating: C

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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£400,000

BRAMLEY AVENUE

ST. IVES, PE27 4UD

PROPERTY SUMMARY

An immaculately presented, detached bungalow, occupying a corner plot, with a sought-after village location. This superb property is well-proportioned through, with a generous lounge/dining room featuring a dual fuel burning stove, a kitchen/breakfast room with integrated dishwasher, double oven, and fridge, three good-sized bedrooms, one with built-in double wardrobes, and a modern four-piece bathroom. Outside there is a gravelled and hard standing driveway, a detached single garage, and a generous rear garden that wraps around the property.

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