



Total area: approx. 113.3 sq. metres (1219.1 sq. feet)

- Ground Floor
- Entrance Hall
- Cloakroom
- Kitchen
4.02m (13'2") x 2.37m (7'9")
- Lounge
4.70m (15'5") x 4.56m (15')
- First Floor
- Landing
- Bedroom 2
4.56m (15') x 3.82m (12'6")
- Bedroom 3
4.33m (14'2") x 2.40m (7'10")
- Bathroom
- Second Floor
- Landing
- Bedroom 1
6.22m (20'5") x 4.56m (15')
- En-suite Bathroom
4.56m (15') x 1.95m (6'5")
- Walk-in Wardrobe

Outside
To the front is a wrought iron railed enclosed gravelled garden, there is a paved pathway to the side and a gate provides access to the rear garden. To the rear of the property is an enclosed garden, laid mainly to slate chips, a paved patio seating area, and gated access to the rear parking area. There is an allocated parking space to the rear.

Further Information
Tenure: Freehold
Estate Charge: Approx. £170 per annum
Council Tax Band: D
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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PROPERTY SUMMARY

An immaculately presented, three-storey townhouse, on a popular development in St Ives. This super home measures approx. 1,200 SQFT of accommodation, and is within walking distance to public transport links for the Guided Busway to Cambridge, and Huntingdon Town Centre.

The property features a modern kitchen with integrated appliances, a cloakroom, and a lounge on the ground floor. There are two double bedrooms and a bathroom on the first floor, a large bedroom suite with a walk-in wardrobe, and a large four-piece en-suite bathroom on the second floor.

The property offers an enclosed rear garden and an allocated parking space to the rear. There are on-road parking, and visitor parking spaces available.

Offered with no onward chain, this home is a must-view.

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