



Ground Floor

Porch

Lounge
5.22m (17'2") max x 4.15m (13'7")

Kitchen/Dining Room
5.22m (17'2") x 2.65m (8'8")

Conservatory
2.52m (8'3") x 2.37m (7'9")

First Floor

Landing

Bedroom One
3.22m (10'7") x 2.72m (8'11") max

Bedroom Two
3.43m (11'3") x 2.00m (6'7")

Bedroom Three
2.67m (8'9") x 2.58m (8'6")

Bathroom

Outside

To the front of the property is a small lawned front garden, boarded with mature shrubs and a picket fence. There is a block paved driveway to the side of the property providing ample off road parking, leading to a detached single garage with an up and over door,

power and light. The is also a side gate leading to an enclosed rear garden. There is two patioed areas, one to the side of the conservatory and one to the rear of the garage and a lawned area boarded with mature shrubs and plants.

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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GUIDE PRICE

£300,000

VALIANT ROAD

ST. IVES, PE27 3UP

PROPERTY SUMMARY

** Guide Price £300,000-£325,000 **

A well proportioned semi detached home in the popular town of St Ives. The accommodation compromises of a porch, spacious lounge, kitchen dining room and conservatory. Upstairs offers three nicely sized bedrooms, with bedroom one benefitting from fitted wardrobes, and a family bathroom.

Outside, the property has a lawned front garden, block-paved driveway providing ample off road parking and a single garage, with power and light. There is gated access to the enclosed rear garden which offers two patioed areas, and lawned area and matured shrubs and plants bordering. This property would make an ideal First Time Buy and is offered with No Onward Chain.

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