



Ground Floor

Entrance Hall

Lounge
4.20m (13'9") x 3.32m (10'11")

Dining Room
3.60m (11'10") x 3.45m (11'4")

Kitchen
3.68m (12'1") x 2.56m (8'5")

Utility Area

WC

First Floor

Landing

Bedroom One
3.68m (12'1") x 3.44m (11'4")

Bedroom Three
3.47m (11'5") x 2.49m (8'2")

Bathroom

Second Floor

Bedroom Two
4.55m (14'11") x 4.37m (14'4")

Outside
To the front of the property there is an off road parking space. The private enclosed front garden is stocked with a wide variety and plants and shrubs and benefits from being west facing. The property further benefits from a rear courtyard garden which is low maintenance with space for outdoor

seating and gated access to Crown Walk.

Further Information
Tenure: Freehold
Council Tax: D
EPC Rating: D

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.
Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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GUIDE PRICE

£400,000

Burleigh Terrace

St Ives, Cambs, PE27 5PH

PROPERTY SUMMARY

GUIDE PRICE £400,000-£425,000

A beautifully presented, Victorian terraced property situated in the popular town centre of St Ives. The property benefits from bright and airy accommodation throughout, two reception rooms, three bedrooms, a first floor bathroom and downstairs utility area and w/c. Outside the property benefits from an off road parking space, an enclosed w front garden stocked with mature shrubs and plants and rear courtyard garden with gated access to Crown Walk. The property is a short walk from the amenities St Ives has to offer, and a bus stop connecting St Ives to Cambridge. Viewings come highly recommended.

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