





## SKYLARK PLACE, ST. IVES

Beautifully presented two bedroom coach house with a private garden in a popular location with excellent commuter links and easy walk into town. Comprising entrance hall, stairs to first floor, landing area, open plan lounge/kitchen with french doors to Juliet balcony, two bedrooms and bathroom.

 2  1  1 EPC C

£850 PCM

- Two Bedrooms
- Coach House/Maisonette
- Modern Layout & Decor
- Close to Town
- Close to Guided Busway
- Quiet Cul-De-Sac
- Private Garden
- Garage
- Unfurnished



Beautifully presented two bedroom Coach house built in 2012 in popular location with excellent commuter links and an easy walk into town. Accommodation comprises entrance hall, stairs leading to first floor, landing area, open plan lounge/kitchen with french doors to Juliet balcony, two bedrooms and bathroom.

Outside there is a garage with parking space in front and a private garden to the rear. The property is located on the south side of the town offering excellent commuter links to both Cambridge and London and access to the guided busway to Cambridge. Offered unfurnished and available now.

GROUND FLOOR

ENTRANCE HALL Entrance door to front, radiator and stairs leading to first floor.

FIRST FLOOR

LANDING Storage cupboard housing boiler, radiator, fitted cloaks cupboard. opening to:

OPEN PLAN LOUNGE/KITCHEN 17' 09" x 17' 01"

LOUNGE AREA With double glazed french doors to Juliet balcony, velux window to rear, two radaitors. Opening to:

KITCHEN AREA Fitted with a matching range of wall and base level units with work surface over, island unit, one and a half bowl stainless steel sink and drainer unit, built in oven and 4 ring gas hob with extractor over. Space for fridge freezer, space and plumbing for washing machine.

BEDROOM ONE 13' 11" x 10' 08" Double glazed window to front and radiator.

BEDROOM TWO 10' 08" x 8' 02" Double glazed window to front and radiator.

BATHROOM Velux window to rear, fitted with a matching white three piece suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator.

OUTSIDE To the front of the property is a driveway with parking off road for one car in front of garage. There is a garden area to the rear of the property at the far end of the passage way which is enclosed by timber fencing and laid to lawn.

GARAGE With up and over door to front and power and light connected. This is a really good sized garage with an additional area for storage.

The Letting Agency St Ives

Market Road, St Ives, Cambridgeshire, PE27 5YZ

The Letting Agency are THE local residential letting experts with offices covering Hertfordshire and Cambridgeshire.

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The Property Ombudsman

in request. All loans secured on property. Life assurance is usually required.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-10) <b>G</b>		

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-10) <b>G</b>		

Not environmentally friendly - higher CO<sub>2</sub> emissions

England, Scotland & Wales

EU Directive 2002/91/EC