

Ground Floor

Entrance Hall

Bedroom 1  
4.39m (14'5") x 2.93m (9'7")

Bedroom 3/Study  
2.50m (8'2") x 2.11m (6'11")

Bathroom

First Floor

Lounge  
4.62m (15'2") x 3.10m (10'2")

Landing

Kitchen/Diner  
4.48m (14'8") x 2.83m (9'3")

Second Floor

Bedroom 2  
6.04m (19'10") x 2.89m (9'6")

Outside

A shared, gated courtyard, providing off-road parking for one vehicle.

Further Information

Tenure: Freehold

Council Tax Band: D

EPC Rating: D

Buyer ID Checks

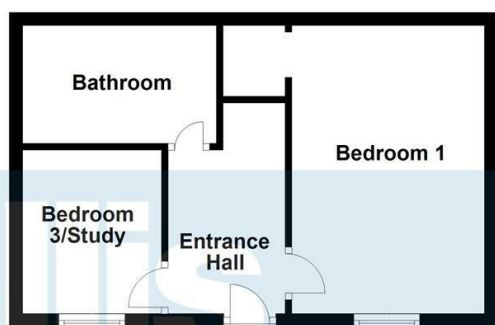
To meet legal requirements, we must

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 £66.67 plus VAT (£80) 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.

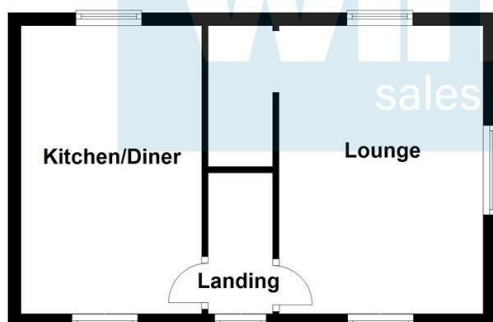
### Ground Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



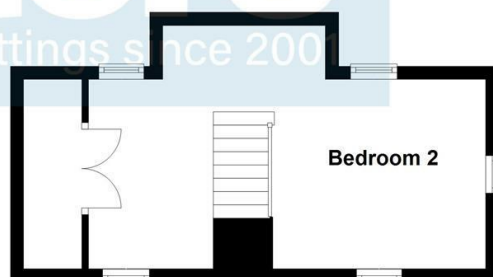
### First Floor

Approx. 32.2 sq. metres (346.5 sq. feet)



### Second Floor

Approx. 22.3 sq. metres (240.5 sq. feet)



Total area: approx. 84.9 sq. metres (913.8 sq. feet)

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#### OFFICE ADDRESS

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PE27 5AL

#### OFFICE DETAILS

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**£270,000**

**The Broadway**

St Ives, Cambs, PE27 5BX

## PROPERTY SUMMARY

Located in the heart of the Old Riverport area of St Ives, this character, detached dwelling is essential for anyone searching for convenient town centre living. The accommodation in brief comprises of an entrance hall, two bedrooms, and a bathroom on the ground floor. There is a modern kitchen/diner and lounge on the first floor, and a further bedroom with fitted wardrobes on the second floor. Outside there is off-roading parking for one vehicle.

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