

25 ST. JOHNS WALK

St. Ives, TR26 2JJ

Price: £279,950



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An extremely well-presented three-bedroom home offering bright and comfortable accommodation, a recently upgraded kitchen, an attractive rear garden and the added benefit of a garage en-bloc. The property has clearly been well cared for and would make an excellent permanent home, first time purchase or investment. Situated in a traffic free location within one of the most popular residential locations within St Ives. Being sold with no chain and viewings are recommended



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ENTRANCE HALLWAY

A double-glazed entrance door opens into the entrance hall, with stairs rising to the first floor, radiator, small under-stairs cupboard and a further useful storage cupboard. Door into the living room.

LIVING ROOM / DINING ROOM

A particularly light and welcoming room with a double-glazed bay window to the front and double-glazed windows and doors opening onto the rear garden, allowing plenty of natural light to flow through the room. Attractive brick fireplace with electric fire inset, radiators and power points. Door through to the kitchen.

KITCHEN

A really lovely kitchen which has been recently upgraded and is fitted with a good range of eye and base-level units with ample work surfaces over. Four-ring electric hob with extractor above and eye-level electric oven. Integrated dishwasher and fridge/freezer, together with plumbing and space for a washing machine. A bright and well-designed space with access out to the rear garden.

FIRST FLOOR LANDING

Access to the loft space and built-in cupboard housing the gas-fired boiler. Doors to all first-floor rooms.

BEDROOM

A good-sized double bedroom with double-glazed window overlooking the rear, built-in wardrobes, radiator and power points.

BEDROOM

Double-glazed window to the front, radiator and power points.

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Double-glazed window to the front and power points.

SHOWER ROOM

Another lovely, well-presented room with tiled flooring and a walk-in shower enclosure with electric shower inset. Pedestal wash hand basin, close-coupled WC, heated towel rail and double-glazed window to the rear.

OUTSIDE

To the rear is a lovely enclosed garden, providing a pleasant and relatively private outside space. There is a patio immediately adjoining the kitchen, together with a further corner patio area ideal for outside seating and entertaining. A gate provides useful pedestrian access onto the rear lane. To the front of the property is a garden, while the property also benefits from a garage en-bloc, providing valuable additional parking/storage.

ADDITIONAL

Overall, 25 St John's Walk is a bright and appealing three-bedroom home with a particularly attractive kitchen and garden, situated within an established residential area of St Ives.

Material Information

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: E

The building

Mid-terrace house, standard construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 great, Vodafone great, Three good, EE good

Parking: Garage En Bloc

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

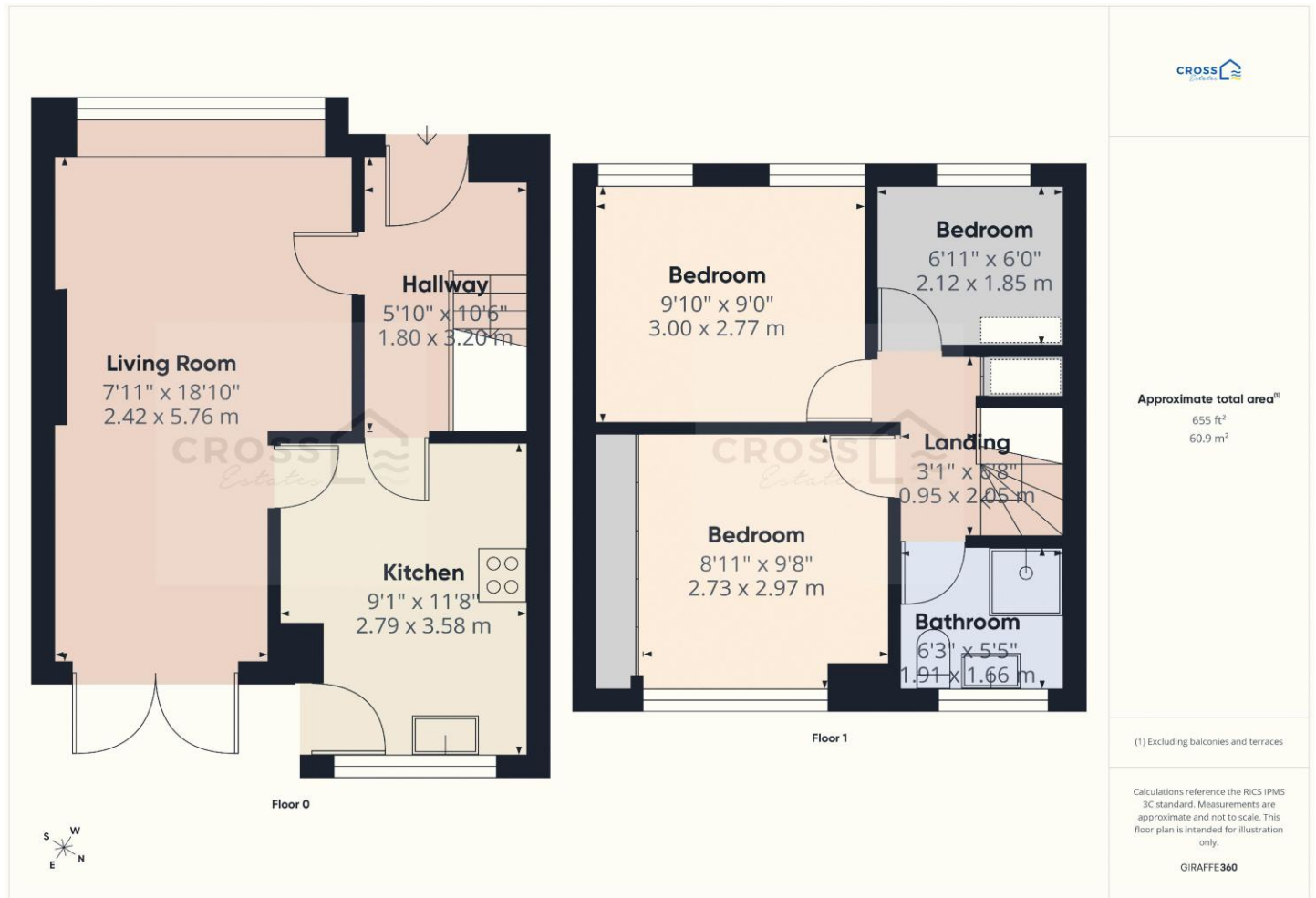
Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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