

Ground Floor radiator.

Entrance Hall Bathroom

Cloak room Outside

Kitchen An allocated parking is situated in front of the property and is clearly marked. The garden is laid out with paving. A paved path and gated access lead to the rear garden.

3.65m (12') x 3.00m (9'10")

Lounge Diner 5.85m (19'2") x 2.48m (8'2")

AGENT NOTES: The property has been redecorated since the photos were taken.

First Floor

Landing Further information:  
Council Tax Band: B  
EPC Rating: C  
Minimum salary required : £42,000

Bedroom 1 3.62m (11'10") x 3.18m (10'4")

Double-glazed window to rear, radiator. 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.

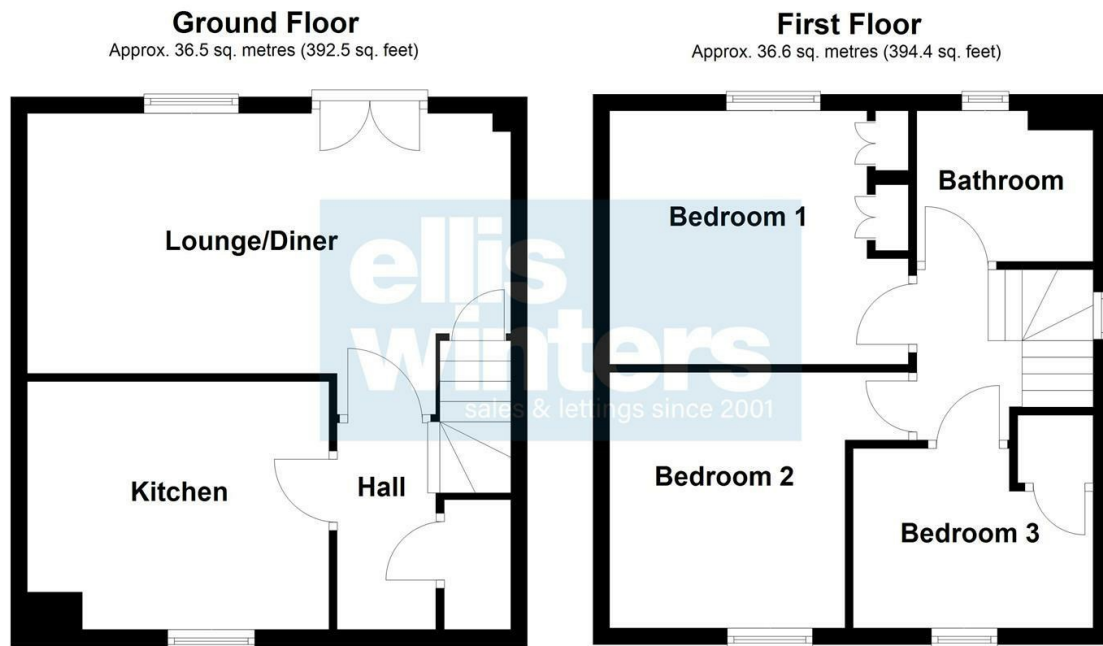
Bedroom 2 3.12m (10'2") x 2.00m (6'7")

Double-glazed window to front, radiator.

Bedroom 3 2.90m (9'6") x 2.17m (7'2")

Double-glazed window to front,

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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## PROPERTY SUMMARY

A modern, well-presented property situated in a sought-after gated development, only a short walk from St Ives town centre. Accommodation includes three bedrooms, a lounge diner, kitchen, downstairs cloakroom and family bathroom. Outside, the property benefits from a private paved garden and an allocated parking space. Available immediately. Deposit £1500.

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