



Ground Floor

Entrance Hall

Lounge  
4.93m (16'2") x 3.53m (11'7")

Inner Hallway

WC

Kitchen  
3.20m (10'6") x 2.20m (7'3")

Dining Room  
4.27m (14') x 2.64m (8'8")

First Floor

Landing

Bedroom 1  
3.60m (11'10") x 2.89m (9'6")

Bedroom 2  
3.00m (9'10") x 2.92m (9'7")

Bedroom 3  
3.00m (9'10") x 1.96m (6'5")

Bedroom 4  
2.65m (8'8") x 1.96m (6'5")

Bathroom

Outside

To the front of the property there is a driveway providing off-roading for 2-3 vehicles, leading to a Garage that measure approx. 7.78m (25'6") max x 2.34m (7'8") and has power and light connected, and plumbing for a washing

machine.

To the rear of the property is an enclosed garden, with a paved patio seating area, lawn and mature borders. There is gated access to the side, providing access to Paragon park.

Further Information

Tenure: Freehold  
Council Tax Band: C  
EPC Rating: C

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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£370,000

**Whitecross**

St. Ives, , PE27 6DR

## PROPERTY SUMMARY

A rarely available, semi-detached family home, in a sought-after location. This superb home is within walking distance to both primary and secondary schools, the town centre, riverside walks, and Paragon park. The property features two reception rooms, a kitchen, a cloakroom, four bedrooms and a family bathroom. Outside, there is a driveway, a garage, and an enclosed rear garden.

4



1



2

