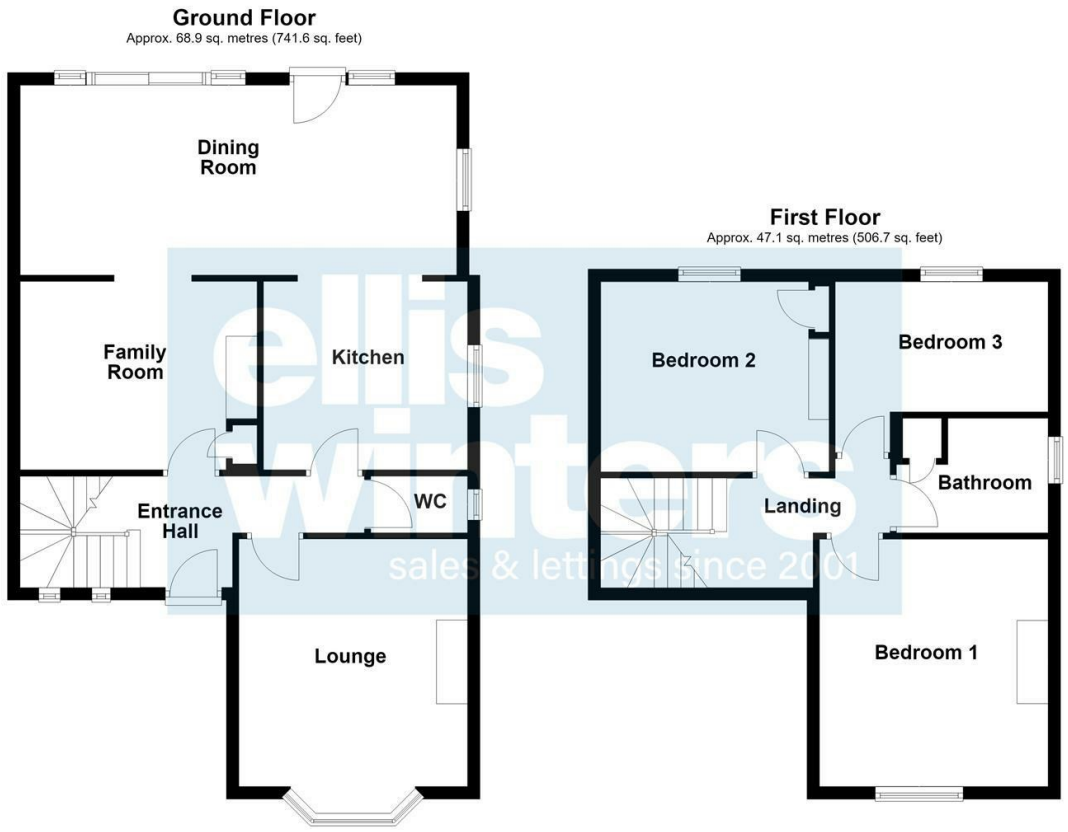


Total area: approx. 116.0 sq. metres (1248.2 sq. feet)

Ground Floor

Entrance Hall

WC

Lounge
3.97m (13') x 3.67m (12')

Family Room
3.67m (12') x 3.03m (9'11")

Kitchen
3.27m (10'9") x 3.03m (9'11")

Dining Room
7.00m (23') x 3.05m (10')

First Floor

Landing

Bedroom 1
3.97m (13') x 3.69m (12'1")

Bedroom 2
3.66m (12') x 3.05m (10')

Bedroom 3
3.41m (11'2") x 2.74m (9')

Bathroom

Outside

To the front of the property is a part enclosed, generous block paved driveway, providing off-road parking for numerous cars. There is a carport, a gated access to the rear garden.

To the rear of the property is a fully enclosed generous garden, that offers various trees, shrubs, and well-stocked borders. There are paved patio seating areas, a covered storage area, various sheds, a summer house and a greenhouse.

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 £66.67 + 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.

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£415,000

Needingworth Road

St. Ives, , PE27 5JP

PROPERTY SUMMARY

A rarely available, semi-detached family home, in a sought-after location. This superb property has been within the family for over 50 years, and is within walking distance of St Ives town centre, the Guided Busway to Cambridge, amenities, schools, and Warner's Park. The property has been extended on the ground floor, and features a lounge, dining room, a kitchen, a family room and a WC on the ground floor. There are three double bedrooms and a bathroom on the first floor. Outside the property offer's a generous driveway for numerous vehicles, a carport, and a garage. There is an enclosed rear garden that is feature mature borders, various trees, lawn areas, several sheds and storage areas, a green house, and paved patio seating areas. Offered with no onward chain, a viewing is highly recommended to appreciate this home.

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