



Total area: approx. 57.1 sq. metres (614.9 sq. feet)

Ground Floor

Entrance Hall

Cloakroom

Kitchen  
3.00m (9'10") x 2.16m (7'1")

Lounge  
4.34m (14'3") x 3.03m (9'11")

First Floor

Landing

Bedroom 1  
3.67m (12') x 3.43m (11'3")

Bedroom 2  
2.90m (9'6") x 1.96m (6'5")

Shower Room

Further Information

Tenure: Freehold

Estate Management Fee: £375.91pa

EPC Rating: C

Council Tax Band: B

Potential Rental Income: £1100pcm

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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OFFICE ADDRESS

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

OFFICE DETAILS

01480 388888  
infostives@elliswinters.co.uk



**£265,000**

**St. Legers Mews**

St. Ives, Cambridgeshire, PE27 5DP

## PROPERTY SUMMARY

A rarely available end of terrace freehold home situated in St Ives town centre. This modern home is offered with No Forward Chain and comprises, two bedrooms, a first floor shower room, modern kitchen, spacious lounge and a convenient cloakroom. This property is perfect should you be seeking your first time home or a sound buy to let investment.

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