



Curlew Close, St. Ives  
£325,000 **Freehold**

**Sharman  
Quinney**

# Key Features

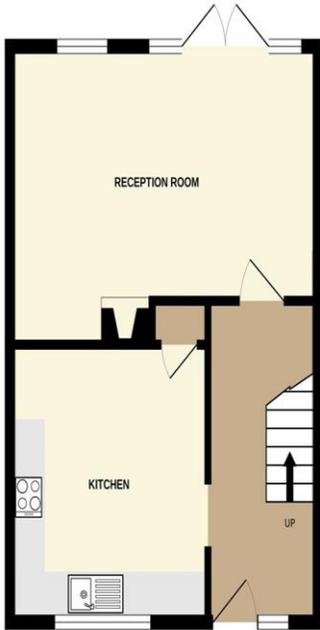


- Two Double Bedrooms and Versatile Single Bedroom/Home Office
- Re-landscaped South Facing Rear Garden
- Extended Off Road Parking and Single Garage (space for up to 6 vehicles)
- Generous Living Room with double doors to Rear Garden
- Ideal Location, well connected to Local Amenities and Transport Links

Call us today to view this beautifully presented home situated in a well connected location, offering easy access to major transport links. The home is ideal for first time buyers, being ready to move into and offering generous space throughout.



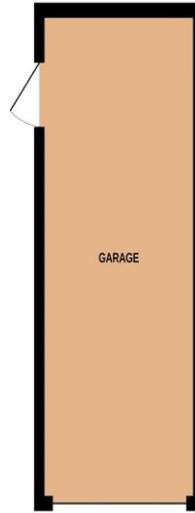
GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



GARAGE  
174 sq.ft. (16.2 sq.m.) approx.



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TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The property comprises of :

Entrance Hall

Kitchen/Diner 3.42m x 3.30m (11'2" x 10'10").

Living Room 5.3m x 3.53m (17'4" x 11'7").

Upstairs to:

Bedroom 1 - 3.34m x 3.41m (10'11" x 11'2").

Bedroom 2 - 3.52m x 3.37m (11'6" x 11').

Bedroom 3 - 2.5m x 2.3m (8'2" x 7'6").

Bathroom

Single garage - 5.85m x 2.75m

To view this property call Sharman Quinney on:  
**01480 271214**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01480 271214

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GDM100607 - 0002