



Total area: approx. 72.1 sq. metres (776.0 sq. feet)

Ground Floor

Entrance Hall

Bathroom

Kitchen/Dining Room
3.64m (11'11") x 2.50m (8'2")

Lounge
4.34m (14'3") x 3.15m (10'4")

First Floor

Landing

Bedroom 1
4.39m (14'5") x 3.15m (10'4")

Bedroom 2
4.39m (14'5") x 2.73m (9')

Outside

To the front an open plan garden that is laid mainly to lawn with flower bed borders. There is a block paved driveway and a further block paved driveway accessed via wrought iron gates, that leads to a detached single garage. The garage has an up-and-over door and a window to the rear. To the rear of the property is an enclosed garden, laid mainly to lawn with established hedgerow and mature planted borders, there is a paved pathway, a block paved patio seating area, and a combination of chain link, metal, and timber fencing.

Further Information

Tenure: Freehold
Council Tax Band: B
EPC Rating: D

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 plus 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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£275,000

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St. Ives, , PE27 6TU

PROPERTY SUMMARY

A very well-presented, semi-detached home in a cul de sac location. This superb home is within short distances of local amenities, schools, and public transport links to the Guided Busway. The accommodation, in brief, comprises an entrance hall, a modern bathroom, a kitchen/dining room, and a lounge on the ground floor. There are two generous double bedrooms on the first floor. Outside there are front and rear gardens, a driveway, and a detached single garage.

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