



Ground Floor

garden shed.

Entrance Hall

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

Kitchen

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.

2.78m (9'1") x 2.38m (7'10")

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.

First Floor

Our team will guide you through the process when you make an offer on a property.

Landing

Disclaimer

Bedroom 1  
3.79m (12'5") x 3.42m (11'3")

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.

Bedroom 2  
3.42m (11'3") x 2.91m (9'6")

Bedroom 3  
2.44m (8') x 2.40m (7'10")

Bathroom

Outside  
To the front of the property is a block paved driveway providing off-road parking for up to two vehicles, this leads to a single garage, measuring approx. 5.16m (16'11") x 2.40m (7'10") and has power and light connected. The garden is partially enclosed by hedgerow and is laid mainly to lawn with mature trees and shrubs. There is gated access to the side. To the rear of the property is an enclosed garden, that is laid mainly to lawn, with paved patio seating areas, mature hedgerow and borders, and a

#### OFFICE ADDRESS

**ellis winters**  
sales & lettings since 2001

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

#### OFFICE DETAILS

01480 388888  
infostives@elliswinters.co.uk

**ellis winters**  
sales & lettings since 2001



## PROPERTY SUMMARY

A well-presented, detached family home in a cul-de-sac location, within a popular village setting. This superb home is a short distance from St. Helens Primary school, and amenities, the property backs onto fields, and is offered with no onward chain. The accommodation in brief comprises of an entrance hall, lounge/dining room, modern kitchen, three bedrooms, and a modern bathroom. Outside there are front and rear gardens, a driveway, and a single garage.

3



1



1

