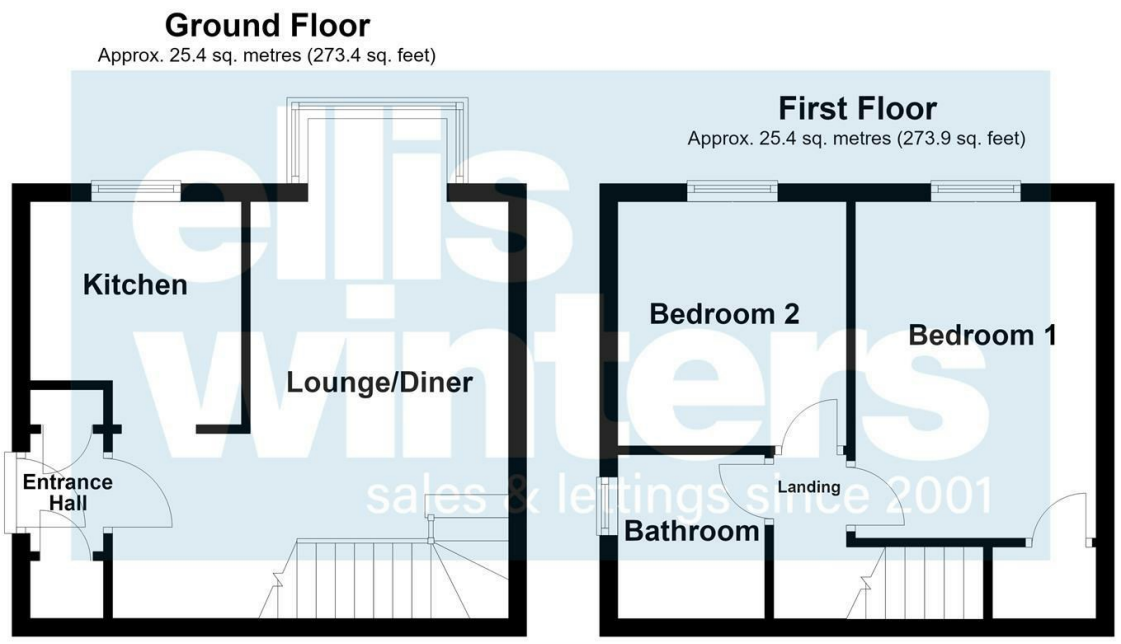



Total area: approx. 50.8 sq. metres (547.3 sq. feet)

Ground Floor

Entrance Hall

Lounge/Diner
4.71m (15'5") x 4.39m (14'5")

Kitchen
2.48m (8'1") max x 2.34m (7'8")

First Floor

Landing

Bedroom 1
3.73m (12'3") x 2.67m (8'9")

Bedroom 2
2.71m (8'11") x 2.63m (8'8")

Bathroom

Outside

To the front of the property is an allocated parking space. There are also two outside storage cupboards.

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

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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**£192,500**

# Orwell Close

St. Ives, , PE27 3FP

PROPERTY SUMMARY

A well-presented Q Type, starter home, in a cul-de-sac location, offered with no onward chain, and within short distances of amenities, public transport links, and schools. This superb home makes an ideal first-time buy, or investment property, features a kitchen, a lounge/diner, two good-sized bedrooms, and a refitted bathroom. There are two outside cupboards, gas central heating, double glazing, and an allocated parking space.

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