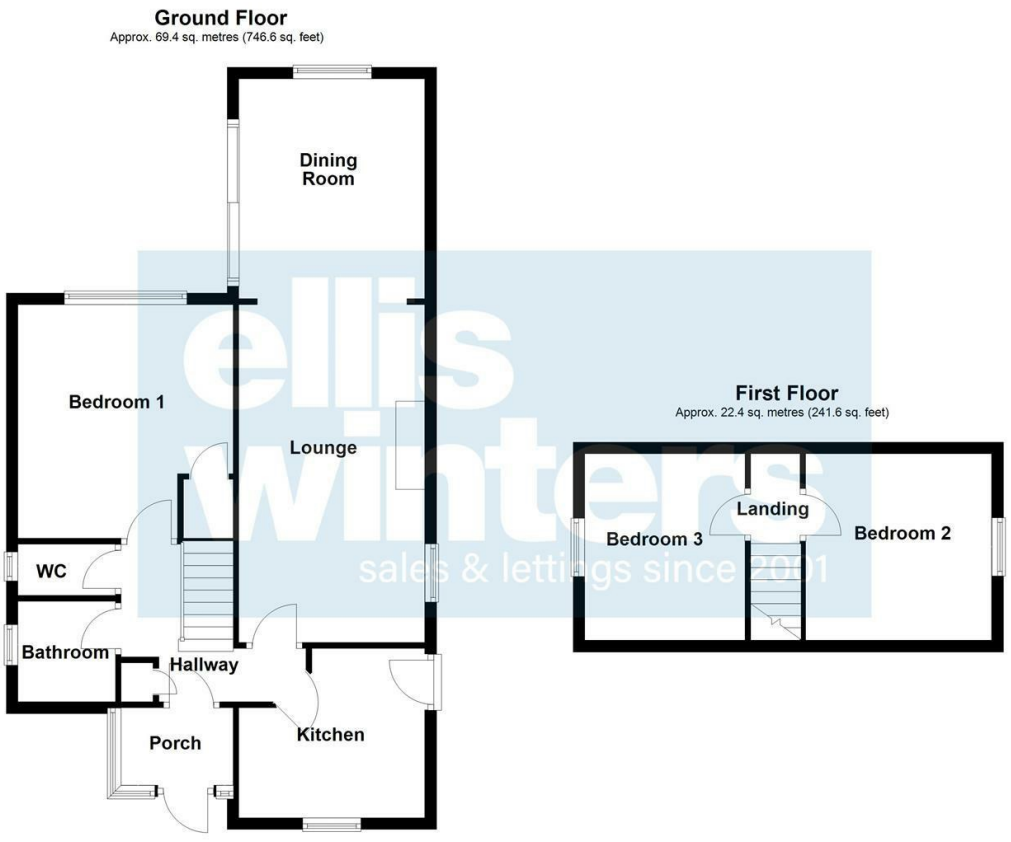

Total area: approx. 91.8 sq. metres (988.1 sq. feet)

Ground Floor

Porch

Hallway

Bathroom

WC

Kitchen
2.91m (9'7") x 3.19m (10'6")

Lounge
5.81m (19'1") x 3.19m (10'6")

Dining Room
3.78m (12'5") x 3.19m (10'6")

Bedroom 1
4.02m (13'2") x 3.70m (12'2") max

First Floor

Landing
3.21m (10'6") x 0.85m (2'9")

Bedroom 2
3.21m (10'6") x 3.19m (10'6")

Bedroom 3
3.21m (10'6") x 2.75m (9')

Outside

To the front of the property this a part enclosed garden that is laid mainly to lawn, with mature trees, shrubs and bushes. There is a shared driveway, that leads to a single garage, and there is gated access to the rear garden. To the rear of the property is an enclosed garden, laid mainly to lawn, with mature trees, shrubs, and plants, there is also a brick built shed.

Further Information
Tenure: Freehold
Council Tax Band: C
EPC Rating: TBC
Agents Note: Further photographs to follow

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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OFFERS OVER
£250,000
Kings Hedges
St. Ives, , PE27 3XR

PROPERTY SUMMARY

An established, detached chalet, in need of modernisation, and superbly located being within walking distance to a variety of amenities, including a doctors surgery, pharmacy, shops, post office, takeaways, and public transport links. This home has been extended on the ground floor to create a large lounge and dining area, a generous ground floor bedroom, a ground floor bathroom and separate WC, two further generous bedrooms on the first floor, both front and rear gardens, and a shared driveway, that leads to a single garage. Offered with no onward chain.

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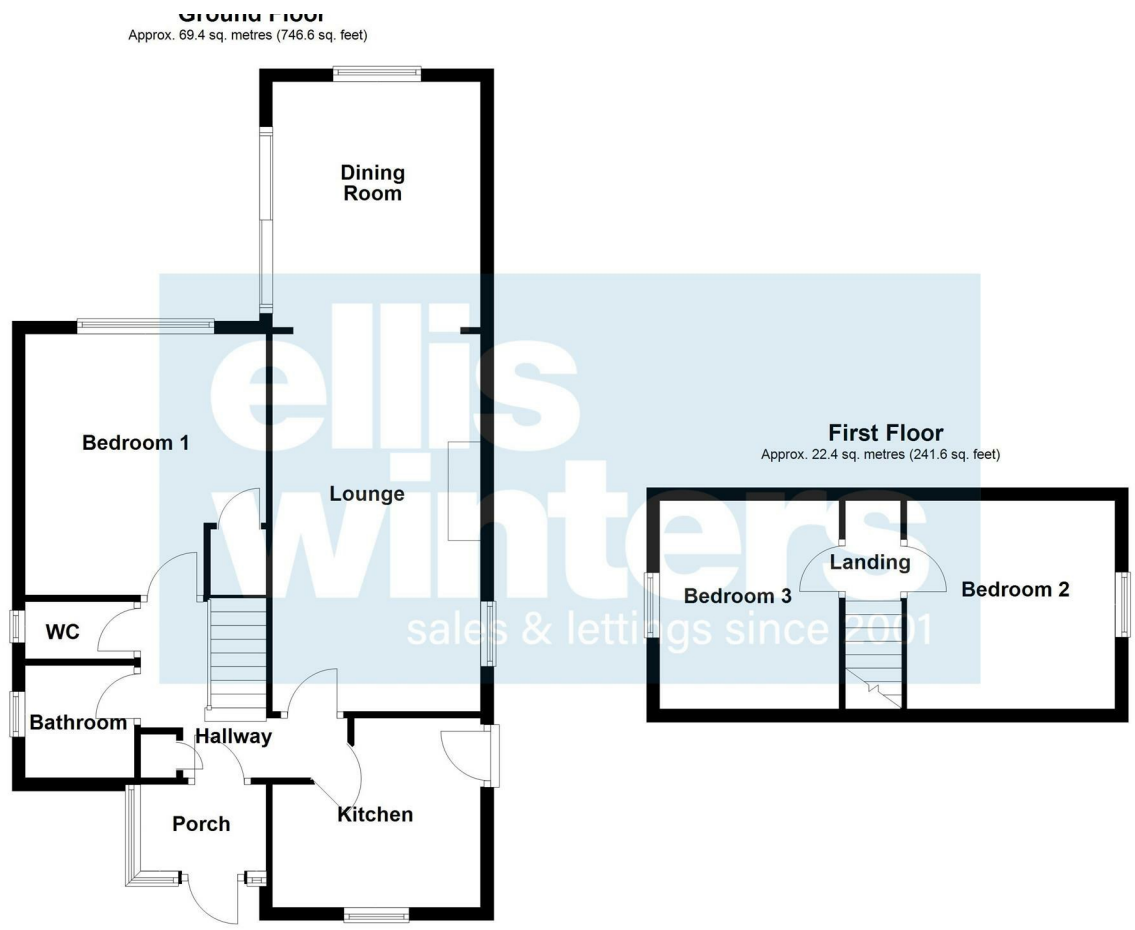
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