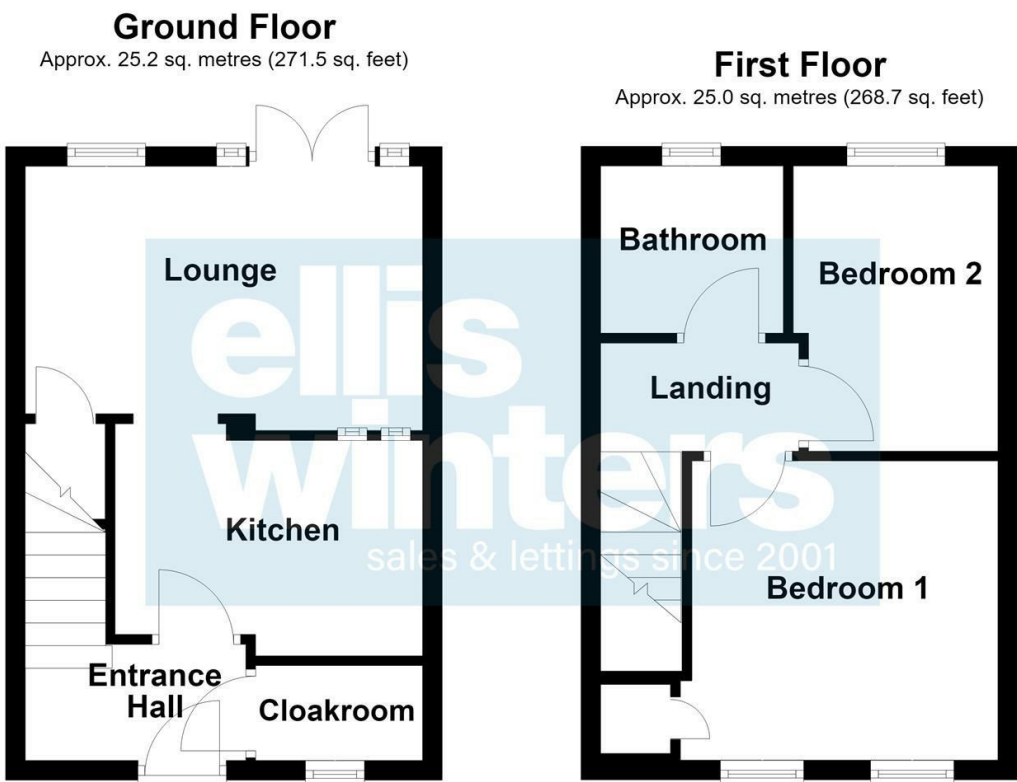




Total area: approx. 50.2 sq. metres (540.2 sq. feet)

- Ground Floor
- Entrance Hall
- Cloakroom
- Kitchen
3.13m (10'3") x 2.33m (7'8")
- Lounge
4.33m (14'2") x 2.70m (8'10")
- First Floor
- Landing
- Bedroom 1
4.33m (14'2") x 3.05m (10')
- Bedroom 2
2.91m (9'7") x 2.27m (7'5") max
- Bathroom
- Outside

To the front of the property is a garden that is laid to lawn with a mature border. A short distance from the property and behind secure gates, is the allocated parking, which is in tandem for two vehicles, along with visitor parking.

To the rear, is a private and enclosed, oriental style, west facing garden, with a wealth of plants, trees and shrubs, a feature pond, a timber decked seating area, and a shed. There is gated access to the path leading to the parking area.

Further Information

Tenure: Freehold

Management Charge: Approx. £750 per annum – contributes to upkeep of communal grounds, front gardens, parking area, lighting and gates
Council Tax Band: A
EPC Rating: C

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.

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk



PROPERTY SUMMARY

A very-well presented, end of terrace, town centre home, within a private, gated development. This superb home is within walking distance to amenities, riverside walks, and public transport links. The property features, a modern kitchen with some integrated appliances, two generous bedrooms, one with a built-in wardrobe, and a modern bathroom. Outside, to the rear there is an enclosed oriental style, west facing garden that offers privacy, and features a timber decked seating area, a feature pond, and well-stocked planted borders. To the front, the garden is laid mainly to lawn with a planted border. The property is offered with no onward chain.

2



1



1

