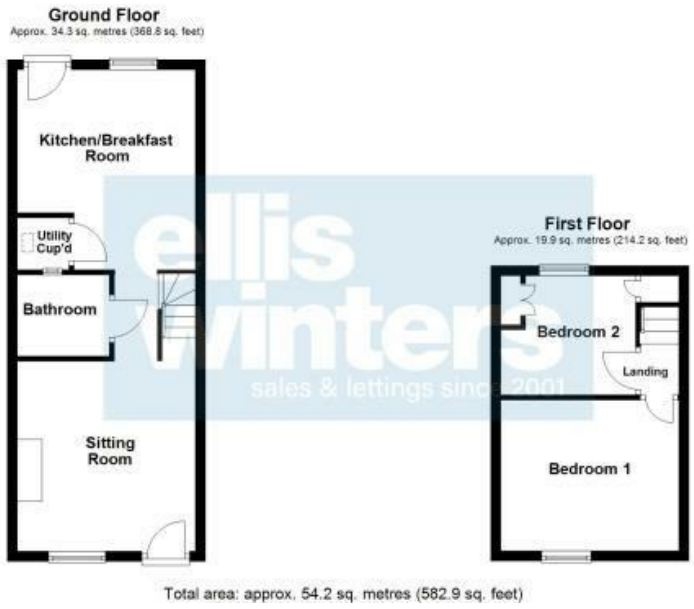



Ground Floor

Sitting Room
3.84m (12'7") x 3.60m (11'10")

Bathroom

Utility Cup'd

Kitchen/Breakfast Room
4.04m (13'3") max x 3.41m (11'2")

First Floor

Landing

Bedroom 1
3.56m (11'8") x 3.05m (10')

Bedroom 2
2.73m (8'11") x 2.41m (7'11")

Outside
The property has a small garden area to the front. The rear garden is a good size and has potential to create off road parking if required.

Further Information
Tenure: Freehold
EPC Rating: D
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 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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**£210,000**

# Victoria Terrace

St. Ives, Cambs, PE27 5HD

## PROPERTY SUMMARY

A rare opportunity to acquire this charming cottage located in the parish of Hemingford Grey and only a short walk from St Ives town centre and all its amenities. The property which is in need of a full renovation throughout comprises, two bedrooms, lounge, kitchen/breakfast room, utility cupboard, and ground floor bathroom.

Outside, the home boasts a generous garden, ideal for outdoor living, gardening, or even creating off-road parking (as many neighbouring properties have done).

Offered with No Forward Chain, this is a fantastic chance to secure a property in one of St Ives' desirable locations. Early viewing is highly recommended to appreciate the location, charm, and potential this unique home has to offer.

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