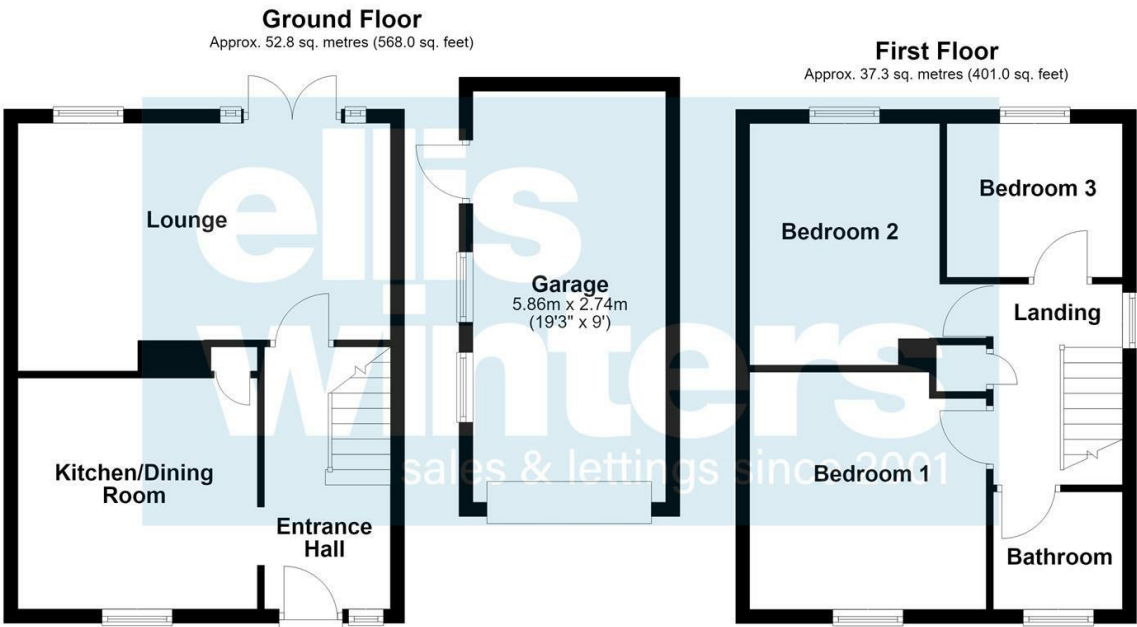




Ground Floor

Entrance Hall

Kitchen/Dining Room
3.41m (11'2") x 3.29m (10'9")

Lounge
5.30m (17'5") x 3.53m (11'7")

First Floor

Landing

Bedroom 1
3.38m (11'1") max x 3.37m (11'1")

Bedroom 2
3.45m (11'4") x 3.37m (11'1")

Bedroom 3
2.50m (8'2") x 2.29m (7'6")

Bathroom

Outside

To the front of the property is a generous amount of off-road parking via a gravelled, paved and hard stand driveway, there is gated access to the rear and additional drive, that leads to a detached single garage 5.86m (19'3") x 2.74m (9'), that has power and light connected.

To the rear is a enclosed garde, that features a paved patio seating area, and is laid mainly to lawn, with mature plants.

Further Information
Tenure: Freehold
Council Tax Band: C
EPC Rating: TBC
Agents Note: The photographs used are a combination of ones taken by the agent and one supplied by the seller

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
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£325,000
Curlew Close
St. Ives, , PE27 6HL

PROPERTY SUMMARY

A very-well presented, semi-detached home in a cul-de-sac location and within walking distance and short distances of amenities, public transport links to the Guided Busway to Cambridge, schools, and open green play spaces. This home features a kitchen/dining room, a lounge, three bedrooms and a bathroom. Outside there is a enclosed rear garden with a paved patio seating area, and a detached single garage that has power and light connected. To the front is a good sized driveway both hard stand and gravelled with gated access to an additional part of the driveway and to the garage. There is an addition paved parking area to the side of the driveway. This property further benefits from planning permission to extend the front and create a further entrance and cloakroom. The planning reference is: 25/01217/HHFUL

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