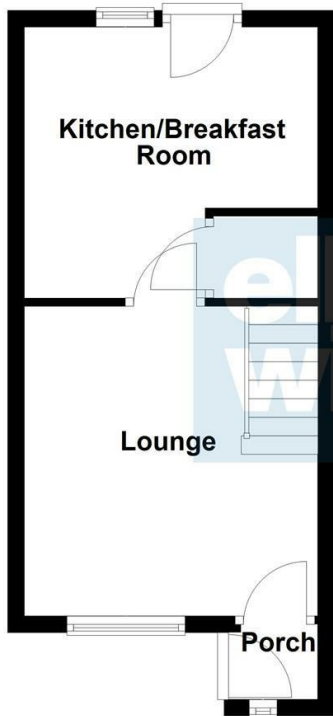
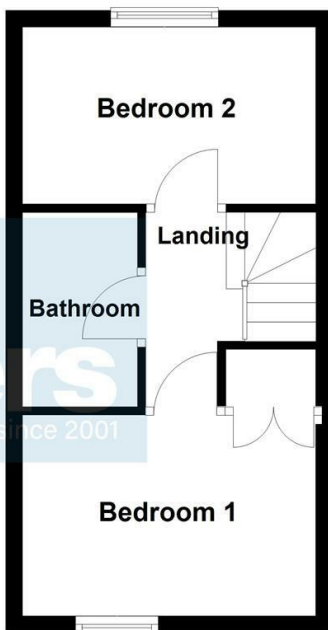


Ground Floor
Approx. 26.2 sq. metres (282.3 sq. feet)



First Floor
Approx. 25.6 sq. metres (275.7 sq. feet)



Total area: approx. 51.8 sq. metres (558.1 sq. feet)

GROUND FLOOR

Porch

Lounge
3.75m (12'4") x 3.55m (11'8")

Kitchen/Breakfast Room
3.54m (11'7") x 3.28m (10'9") max

FIRST FLOOR

Landing

Bedroom 1
3.55m (11'8") x 2.43m (8')

Bedroom 2
3.55m (11'8") x 2.23m (7'4")

Bathroom

OUTSIDE

The front garden is laid to lawn. The enclosed rear garden is mainly laid with gravel with planted borders, a patio seating area and a garden shed. Gated access to the rear of the garden provides access to the two allocated off road parking spaces.

FURTHER INFORMATION

Tenure: Freehold
EPC Rating: TBC
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 £40 + VAT (£48) 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 IN EXCESS OF

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Tamar Close

St. Ives, Cambs, PE27 3JD

PROPERTY SUMMARY

Offered with No Forward Chain this freehold terraced home is ideal for those seeking their first home. Accommodation is set over two floors and includes two double bedrooms, a kitchen/breakfast room, lounge, and bathroom. Outside the property benefits from two allocated parking spaces and an enclosed rear garden.

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