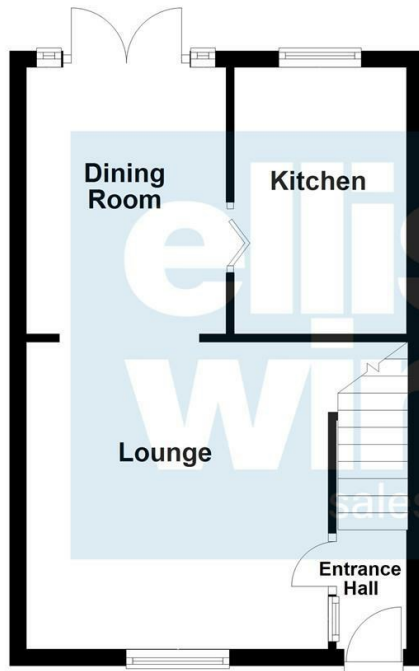


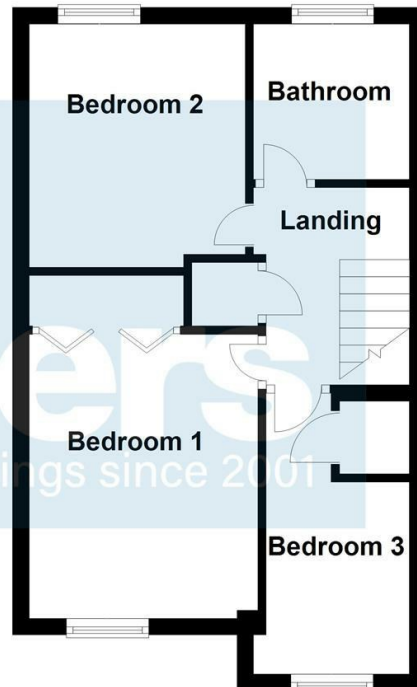
### Ground Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



### First Floor

Approx. 35.0 sq. metres (376.4 sq. feet)



Total area: approx. 67.8 sq. metres (730.3 sq. feet)

#### Ground Floor

Entrance Hall

Lounge  
4.62m (15'2") x 3.73m (12'3")

Dining Room  
3.24m (10'8") x 2.43m (8')

Kitchen  
3.24m (10'8") x 2.15m (7'1")

First Floor

Landing

Bedroom 1  
3.45m (11'4") x 2.79m (9'2")

Bedroom 2  
2.96m (9'8") max x 2.66m (8'9")

Bedroom 3  
3.42m (11'2") x 1.89m (6'2")

Bathroom

Outside

To the front of the property is an open slated garden, with a storage cupboard. To the rear of the property is an enclosed garden, laid mainly to lawn, with a paved patio seating area. There is a garden shed, with power connected, and gated access to the rear. Walking distance from the property is a garage en-block with a parking space to the front.

#### Further Information

Tenure: Freehold  
Council Tax Band: B  
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 £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.

**ellis winters**  
sales & lettings since 2001

#### OFFICE ADDRESS

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

#### OFFICE DETAILS

01480 388888  
infostives@elliswinters.co.uk

**ellis winters**  
sales & lettings since 2001

OFFERS IN EXCESS OF

**£250,000**

**Edinburgh Drive**

St. Ives, , PE27 3DA

## PROPERTY SUMMARY

An immaculately presented, terraced home, in a popular location and within walking distances to amenities, schools, and public transport links. This superb home features a lounge, a dining room, a refitted kitchen with an integrated slimline dishwasher, three bedrooms, two with built in wardrobes/storage, and a refitted bathroom. There is an enclosed rear garden, a low maintenance front garden, views over a green space, a garage en-block and an allocated parking space in front of the garage.

3



1



1

