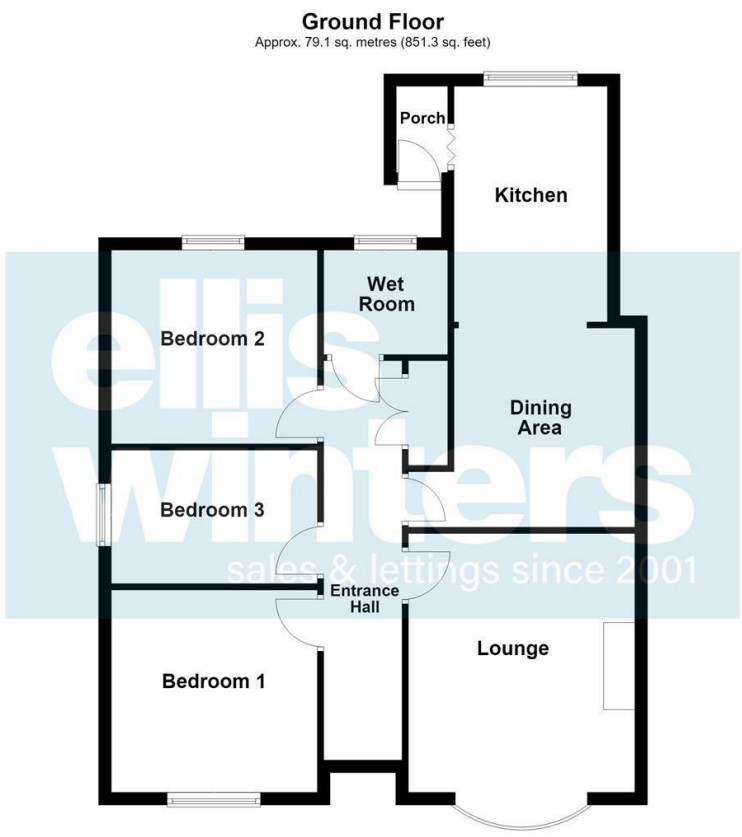

Total area: approx. 79.1 sq. metres (851.3 sq. feet)

Ground Floor

Entrance Hall
6.38m (20'11") x 1.25m (4'1")

Lounge
4.14m (13'7") x 3.61m (11'10")

Kitchen
3.76m (12'4") x 2.45m (8')

Dining Area
3.61m (11'10") x 3.18m (10'5")

Bedroom 1
3.29m (10'10") x 3.23m (10'7")

Bedroom 2
3.29m (10'10") x 3.10m (10'2")

Bedroom 3
3.29m (10'10") x 2.13m (7')

Wet Room

Rear Porch

Outside

To the front is an enclosed garden that is laid mainly to gravel, with mature borders, and a block paved pathway. There is a gated access to the block paved driveway, providing off-roading parking for three to four vehicles, and leads to a single garage. Gated access to the side, into the rear garden.
To the rear, is a private and enclosed, east facing garden, that is laid mainly to block paving, with paved pathways, gravel, and a lawn area. There is mature, planted borders.

Further Information
Tenure: Freehold
Council Tax Band: C
EPC Rating: D

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.

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£350,000

Cedar Road

St. Ives, , PE27 6TL

PROPERTY SUMMARY

SOLD SOLD SOLD!!! THIS PROPERTY WAS SOLD BEFORE HITTING THE OPEN MARKET
A well-presented, extended, semi-detached bungalow, in a sought-after location, and within short distances of amenities including a shops, a doctors surgery, pharmacy and post office, and public transport links to St Ives town centre and the Guided Busway to Cambridge. This superb home features an open plan kitchen/dining room, lounge, three bedrooms, a wet room, an enclosed, private, east facing rear garden, an enclosed front garden, a generous driveway for three to four vehicles and a single garage. Offered with no onward chain.

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