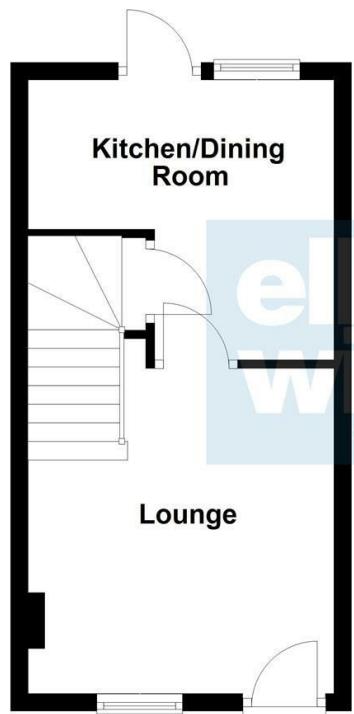


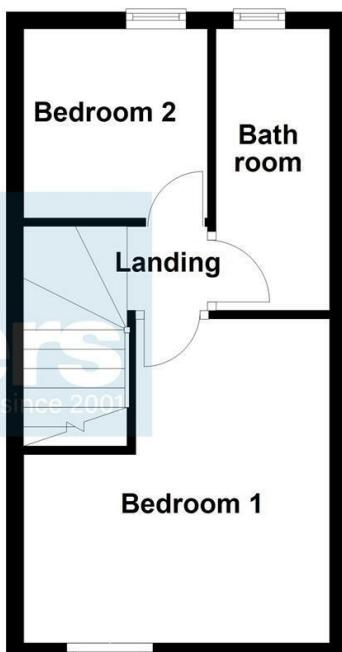
### Ground Floor

Approx. 25.4 sq. metres (273.7 sq. feet)



### First Floor

Approx. 25.4 sq. metres (273.7 sq. feet)



Total area: approx. 50.9 sq. metres (547.4 sq. feet)

### Ground Floor

#### Lounge

4.13m (13'6") x 3.56m (11'8")

#### Kitchen/Dining Room

3.56m (11'8") max x 3.26m (10'8")

### First Floor

#### Landing

#### Bedroom 1

3.77m (12'4") x 3.56m (11'8")

#### Bedroom 2

2.20m (7'2") x 2.14m (7')

#### Bathroom

#### Outside

To the front is an open plan garden laid to lawn.

To the rear is an enclosed garden laid mainly to gravel, and timber decking. There is an off-road parking space, and a garage en block.

#### 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.

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**£220,000**  
**Degas Drive**  
St. Ives, Cambs, PE27 3ED



## PROPERTY SUMMARY

A well-presented, mid-terrace home, in a popular location, within short distances of amenities, schools, and public transport links. This superb property features a kitchen/dining room, a lounge, two good size bedrooms, and a bathroom. Outside there is an enclosed rear garden, a garage en-block and off-road parking to the front of the garage. Offered with no onward chain.

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