



Total area: approx. 112.1 sq. metres (1206.8 sq. feet)

**Ground Floor**

Porch

Lounge/Dining Room  
6.73m (22'1") max x 5.35m (17'7")

Kitchen  
2.54m (8'4") x 2.48m (8'2")

Breakfast Area  
2.54m (8'4") x 2.37m (7'9")

Garden/Utility Room  
7.74m (25'5") x 2.02m (6'7")

WC

**First Floor**

Landing

Bedroom 1  
3.68m (12'1") x 3.49m (11'5")

Bedroom 2  
3.49m (11'5") x 3.02m (9'11")

Bedroom 3  
2.50m (8'2") x 2.08m (6'10")

Bathroom

WC

**Outside**

To the front of the property is a generous garden that is laid mainly to lawn with mature, planted borders, a block paved driveway that leads to a single garage 5.30m (17'5") x 2.51m (8'3"), that has power and light connected and an electric door, and

there is a gate to the side. To the rear of the property is enclosed garden that is laid mainly to lawn, with a paved patio seating area, are timber pergola, and a garden shed.

**Further Information**  
Tenure: Freehold  
Council Tax Band: C  
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.



**OFFICE ADDRESS**

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Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

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**£350,000**  
**West Leys**  
St. Ives, , PE27 6DS

## PROPERTY SUMMARY

A desirable, semi-detached property in a sought-after location, and within walking distance of St Ives town centre, the river Great Ouse, the Thicket path, both primary and secondary schools. This superb property features a generous lounge/dining room, a kitchen and breakfast area, an extension creating a garden/utility room, and WC, and three bedrooms, a bathroom and a separate WC. There is generous front garden with a block paved driveway which leads to a single garage with a fitted electric door. There is an enclosed rear garden that offers a degree of privacy, and the property requires some minor modernisation throughout. Offered with no onward chain.

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1



2

