



Total area: approx. 104.1 sq. metres (1120.4 sq. feet)

Ground Floor

Entrance Hall

WC

Kitchen
4.03m (13'3") x 2.36m (7'9")

Lounge/Dining Room
4.56m (14'11") x 2.84m (9'4")

First Floor

Landing

Bedroom 2
3.85m (12'8") x 3.81m (12'6")

Bedroom 3
4.32m (14'2") x 2.36m (7'9")

Bathroom

Second Floor

Landing

Bedroom 1
6.07m (19'11") x 4.56m (14'11")

En-suite Shower Room

Outside

To the front is an enclosed garden. To the rear of the property is an enclosed garden, that is laid mainly to lawn with a paved patio seating area. There is a detached single garage to the rear.

Further Information

Tenure: Freehold

Council Tax Band: C

EPC Rating: C

Estate Management Charge: £148.23 per annum

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 plus 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.

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

£320,000

Garner Drive

St. Ives, , PE27 6AA

PROPERTY SUMMARY

A very-well presented, three storey, town house, in a popular development and within short distances of primary and secondary schools. This superb home features a kitchen with integrated appliances, a lounge/dining room, three double bedrooms, a family bathroom, and an en-suite shower room. There is an enclosed rear garden, a garage, and the property is offered with no onward chain.

3



2



1

