



**GROUND FLOOR**  
Front entrance door to:  
**ENTRANCE HALL**

**LOUNGE**  
5.30m (17'5") x 2.70m (8'10")

**KITCHEN/DINER**  
5.30m (17'5") x 4.16m (13'8")

**UTILITY ROOM**  
1.66m (5'6") x 1.50m (4'11")

**W.C**

**FIRST FLOOR**

**LANDING**

**BEDROOM 1**  
3.51m (11'6") x 2.81m (9'3") plus 0.04m (0'2") x 0.04m (0'2")

**EN SUITE SHOWER ROOM**

**BEDROOM 2**  
5.42m (17'9") x 2.89m (9'6") plus 0.04m (0'2") x 0.04m (0'2")

**BEDROOM 3**  
3.13m (10'3") x 2.31m (7'7") plus 0.04m (0'2") x 0.04m (0'2")

**BATHROOM**

**OUTSIDE**

The front of the property is laid to lawn. There is an enclosed garden with gated side access, allowing access to the driveway, providing off-road parking for two vehicles. The driveway leads to a detached garage with an up-and-over door, power and light connected.

**FURTHER INFORMATION**  
Council tax band: D  
EPC Rating: C  
Minimum required household income to pass referencing: £45,000pa

**OFFICE ADDRESS**

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

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## PROPERTY SUMMARY

A detached home situated on a popular residential development south of the river with great road access to the A1307 and Cambridge. Accommodation includes three double bedrooms with an en suite to the master, lounge, kitchen/diner, utility room, cloakroom and bathroom. The property also benefits from a garden and a detached garage. Available immediately. Deposit £1600.

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