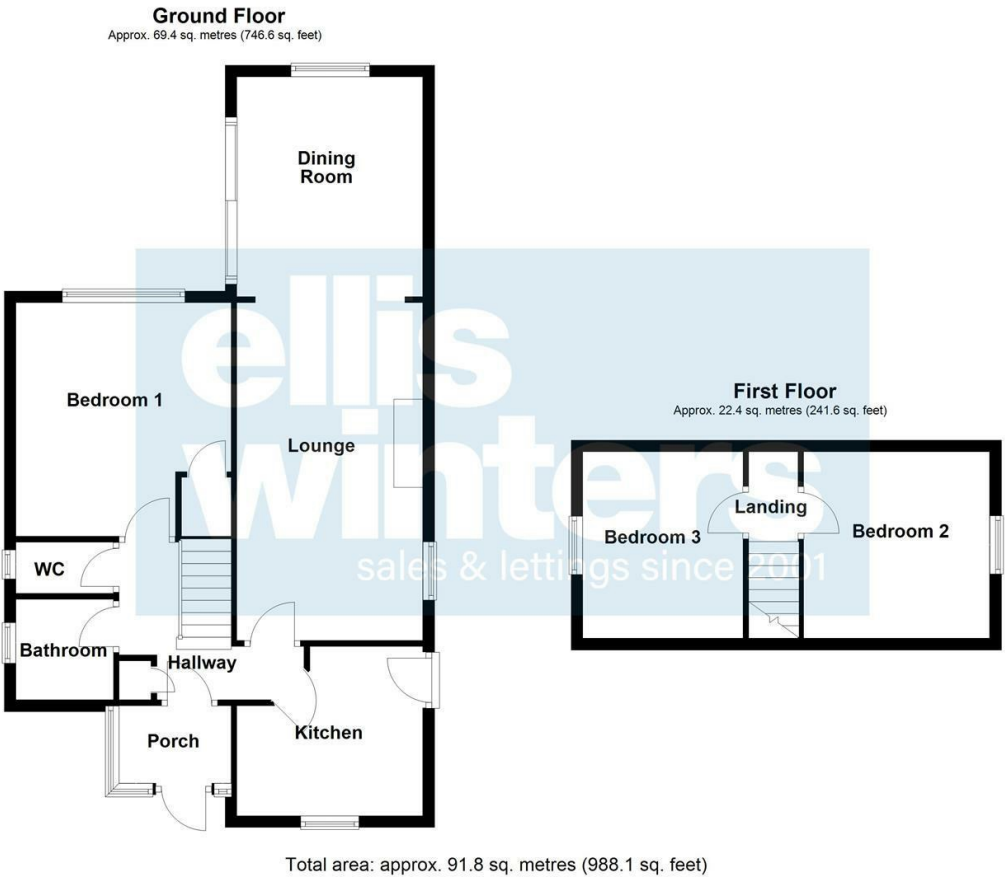




Ground Floor	mature trees, shrubs, and plants, there is also a brick built shed.
Porch	
Hallway	Further Information
Bathroom	Tenure: Freehold
WC	Council Tax Band: C
	EPC Rating: TBC
	Agents Note: Further photographs to follow
	Buyer ID Checks
Kitchen	To meet legal requirements, we must verify the identity 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.
Lounge	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.
Dining Room	Our team will guide you through the process when you make an offer on a property.
Bedroom 1	
First Floor	
Landing	
Bedroom 2	
Bedroom 3	
Outside	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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OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk

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£315,000
Kings Hedges
St. Ives, , PE27 3XR

PROPERTY SUMMARY

An established, detached chalet, in need of modernisation, and superbly located being within walking distance to a variety of amenities, including a doctors surgery, pharmacy, shops, post office, takeaways, and public transport links. This home has been extended on the ground floor to create a large lounge and dining area, a generous ground floor bedroom, a ground floor bathroom and separate WC, two further generous bedrooms on the first floor, both front and rear gardens, and a shared driveway, that leads to a single garage. Offered with no onward chain.

3

1

2



