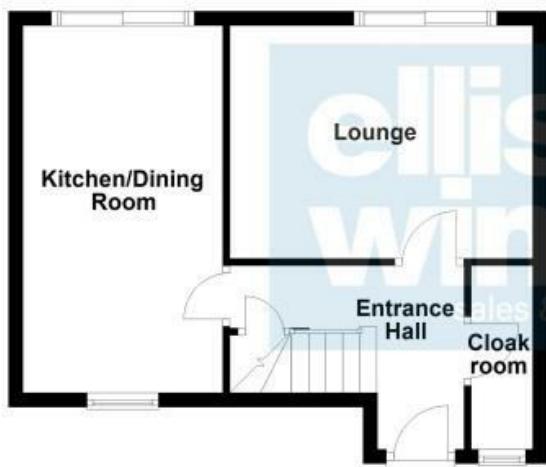
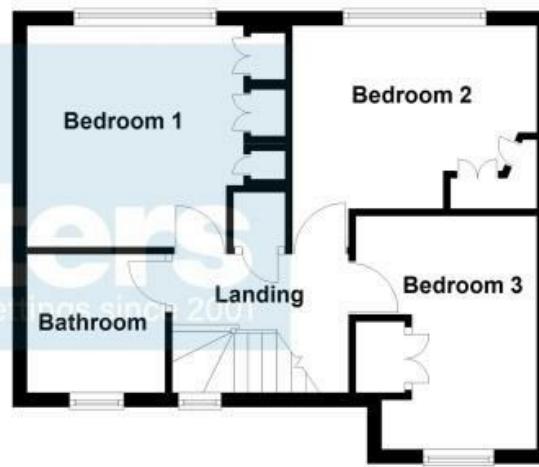


**Ground Floor****First Floor**

A very well-presented, terraced home in a popular and sought-after location. This superb property is within short distance of St Ives town centre, the Guided Busway to Cambridge, and main road links to Cambridge and Huntingdon's main line train station, making this property ideal for commuters. This home features a lounge, a kitchen/dining room, three good-sized bedrooms all with fitted storage, two with integrated blinds, a modern bathroom suite with an integrated blind to the window, and a cloakroom. There is engineered and oiled Oak flooring on both floors, views to the front over a mature communal green, and the property benefits from recently refitted windows and doors with high-spec UPVC double glazing. There is a very well-kept front and rear garden, a garage en block with an EV charging point, and a driveway providing off-road parking for two vehicles.

timber garden sheds, and mature, well-stocked borders, with a gate to the side.

**Further Information**

Tenure: Freehold  
Estate Charge: Approx. £464 per annum, or £232 approx. twice a year  
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.

**Ground Floor****Entrance Hall****Cloakroom**

**Lounge**  
4.19m (13'9") x 3.26m (10'8")

**Kitchen/Dining Room**  
5.16m (16'11") x 2.80m (9'2")

**First Floor****Landing**

**Bedroom 1**  
3.59m (11'9") max x 3.10m (10'2")

**Bedroom 2**  
3.42m (11'3") x 3.10m (10'2")

**Bedroom 3**  
3.74m (12'3") x 2.53m (8'4")

**Bathroom**

**Outside**  
To the front of the property is a well-kept open-plan garden with various trees, shrubs, bushes, and paved and gravelled pathways. A short walk from the property is a garage en block and a driveway for two vehicles. The garage has power and light connected, an EV charging point, and is on an independent electric supply. To the rear of the property is a fully enclosed, well-kept garden that is laid mainly to lawn with two paved patio seating areas, one with a timber pergola over, two

**OFFICE ADDRESS****OFFICE DETAILS**

01480 388888  
infostives@elliswinters.co.uk

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**The Brambles**

St. Ives, Cambridgeshire, PE27 5NJ

## PROPERTY SUMMARY

A very well-presented terraced home, in a popular and sought-after location, within short distances from St Ives town centre, the Guided Busway to Cambridge, and main road links to Cambridge and Huntingdon's mainline train station. This superb home features a lounge, a kitchen/dining room, three good-sized bedrooms, a modern bathroom, a cloakroom, well-kept front and rear gardens, a garage en block, and a driveway for two vehicles. The property is offered with no onward chain, and a viewing comes highly recommended.

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