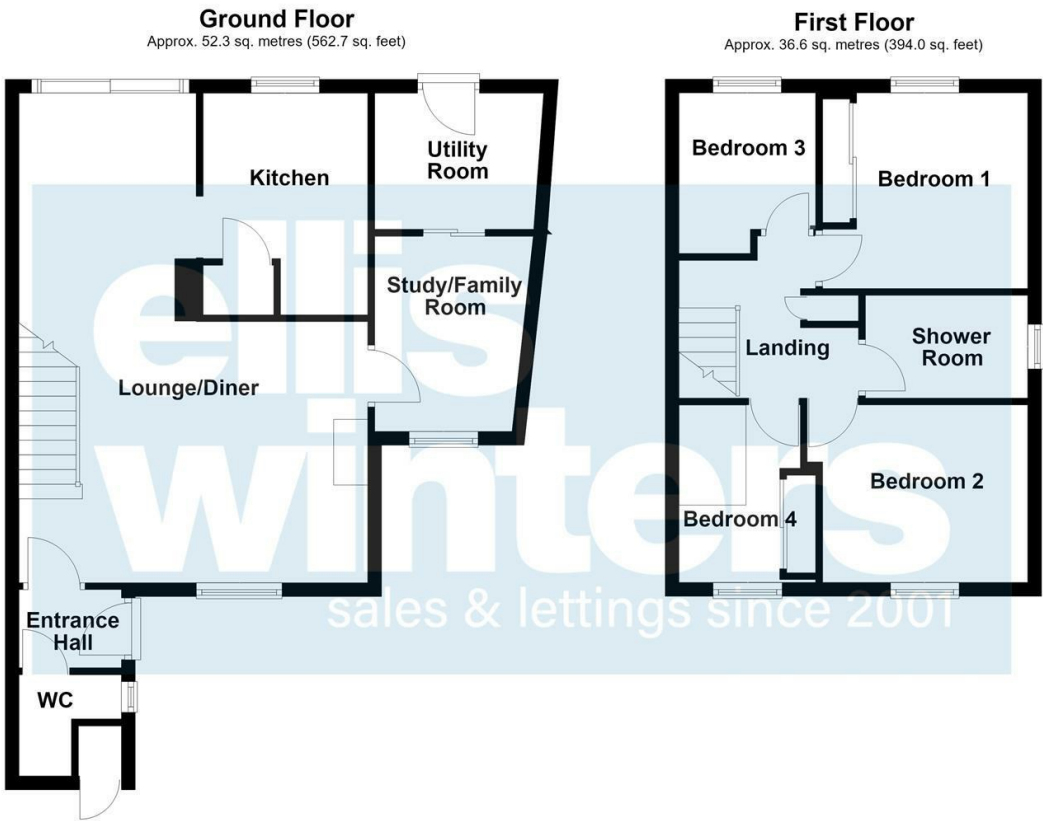




- Ground Floor
- Entrance Hall
- WC
- Lounge/Diner
7.15m (23'5") max x 5.09m (16'8")
- Kitchen
3.24m (10'7") max x 2.42m (7'11")
- Utility Room
2.39m (7'10") x 1.99m (6'6")
- Study/Family Room
2.85m (9'4") x 2.16m (7'1")
- First Floor
- Landing
- Bedroom 1
3.00m (9'10") x 2.85m (9'4")
- Bedroom 2
3.22m (10'7") x 2.66m (8'9")
- Bedroom 3
2.34m (7'8") max x 1.99m (6'7")
- Bedroom 4
2.66m (8'9") x 1.99m (6'7") max
- Shower Room
- Outside

To the rear of the property is an enclosed garden with block paved pathway and seating area, mature established beds, borders and trees, personal door to the garage. The garage en block is to the rear, along with the off-road parking space.

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 £66.67 + 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.

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£270,000
Ouse Road
St. Ives, , PE27 3FT

PROPERTY SUMMARY

An extended, end of terrace home, within a cul-de-sac location, and within short distances of amenities, schools, and public transport links. This superb home, with its adaption, now features a lounge/diner, a study/family room, a kitchen, a utility room, a cloakroom, four bedrooms, and a modern shower room. There is an enclosed front and rear garden, a garage en block with a personal door to the rear garden, and off-road parking for one vehicle. The property is offered with no onward chain, requires some updating throughout, and would be well-suited to a family, or a first-time buyer.

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1



2

