



**Ground Floor**

Entrance Hall

Kitchen/Dining Room  
4.92m (16'2") x 2.53m (8'4")

Lounge  
4.92m (16'2") x 3.31m (10'10")

Family Room  
4.63m (15'2") x 3.01m (9'11")

**First Floor**

Landing

Bedroom 1  
4.92m (16'2") x 2.53m (8'4")

Bedroom 2  
2.73m (9') x 2.50m (8'2")

Bedroom 3  
2.50m (8'2") x 2.18m (7'2")

Bathroom

**Outside**

To the front and side of the property is a generous driveway, that leads to a single garage, and a gate to the rear garden.

To the rear of the property is an enclosed split-level garden, with paved patio seating areas, mature borders and it is mainly laid to lawn.

**Further Information**

Tenure: Freehold

Council Tax Band: C

EPC Rating: C

Agents Note: The seller has replaced the boiler and internal doors within the last year, and replaced the windows and front door within the last four years

**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.



**OFFICE ADDRESS**

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**OFFICE DETAILS**

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**£325,000**  
**Teal Close**  
St. Ives, , PE27 6SX

## PROPERTY SUMMARY

A very well-presented, extended, semi-detached family home, in a cul de sac location, and within short distances to amenities, public transport links to the Guided Busway, and to schools. This superb home features a kitchen/dining room, a family room, and a lounge, three bedrooms and a family bathroom. There is a driveway to the front and side, providing off-road parking for numerous vehicles, and a single garage. The property benefits from a recently replaced boiler and internal doors, along with replacement windows, and front door within the last 4 years.

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1



2

