



GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINER
7.10m (23'4") x 4.15m (13'7") max

KITCHEN
3.19m (10'6") x 1.78m (5'10")

FIRST FLOOR

LANDING

BEDROOM 1
4.17m (13'8") x 2.41m (7'11")

BEDROOM 2
4.14m (13'7") x 2.70m (8'10")

BATHROOM

OUTSIDE

The front garden is laid with slate chippings for low maintenance. The front of the property also has an outside storage cupboard. The property also benefits from an enclosed southerly facing rear garden with a large patio seating area. The garden also benefits from a garden shed. Gated access to the rear of the garden leads to the allocated parking space and garage.

AGENTS NOTE

A brand new boiler was installed at the property in March 2026. To confirm, the EPC was complied before the new boiler was installed.

FURTHER INFORMATION

Tenure: Freehold
Council Tax Band: B
EPC Rating: D

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.



OFFICE ADDRESS

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OFFICE DETAILS

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£240,000

Cam Close

St. Ives, Cambs, PE27 3FG

PROPERTY SUMMARY

A freehold terraced home ideal for a first time buyer offered for sale with No Forward Chain. The property benefits from a newly installed gas boiler, allocated parking, garage and a southerly facing rear garden. Accommodation comprises, two double bedrooms, a modern bathroom, kitchen and lounge/diner.

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