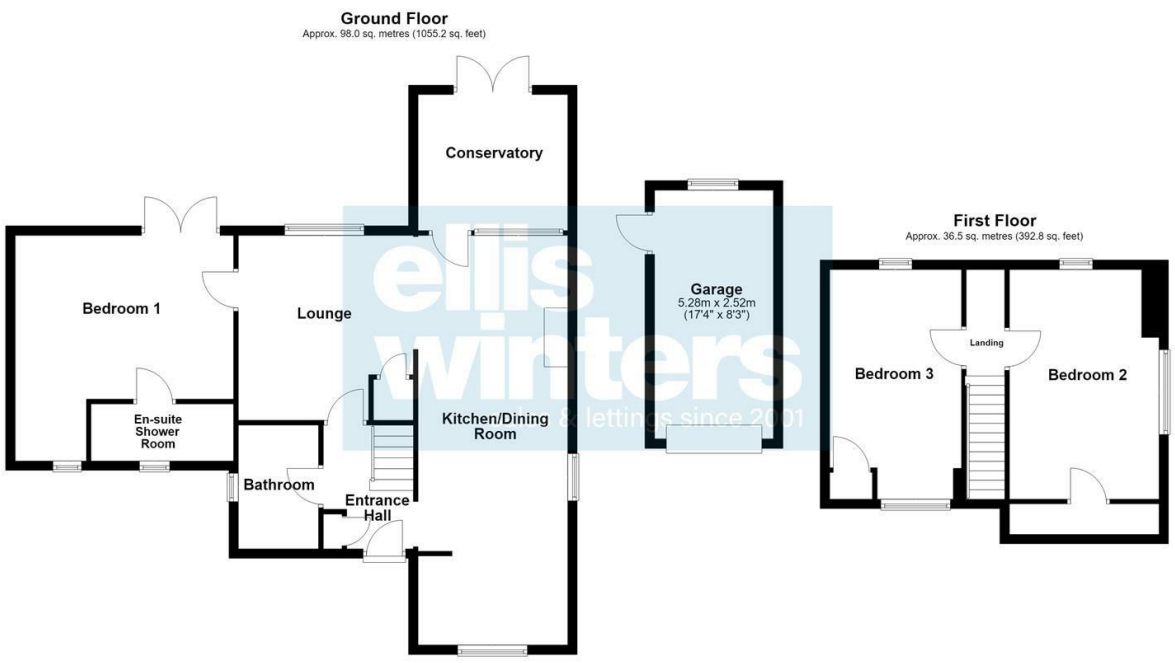

Total area: approx. 134.5 sq. metres (1448.0 sq. feet)

GROUND FLOOR

Entrance Hall

Bathroom

Kitchen/Dining Room
8.69m (28'6") x 3.17m (10'5")

Conservatory
3.08m (10'1") x 2.89m (9'6")

Lounge
3.93m (12'11") max x 3.71m (12'2")

Bedroom 1
4.63m (15'2") x 3.48m (11'5")

En-suite Shower Room

FIRST FLOOR

Landing

Bedroom 2
4.87m (16') max x 3.17m (10'5") max

Bedroom 3
4.99m (16'4") max x 2.79m (9'2") max

OUTSIDE
The property provides ample off road parking for several vehicles to the front. The driveway leads to the detached single garage with an up and over door. Gated side access leads to the fully enclosed rear garden with patio seating area, greenhouse and shed.

FURTHER INFORMATION
Tenure: Freehold
EPC Rating: E
Council Tax: 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 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.

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk

£450,000
Burstellars
St. Ives, Cambs, PE27 3XY

PROPERTY SUMMARY

Sold Sold Sold. This property was sold before being fully marketed, if you are interested in similar property contact Ellis Winters today.

An extended and much-improved detached chalet-style home, situated in a popular residential area of St Ives. This well-presented property offers spacious and versatile accommodation comprising three double bedrooms, two bathrooms, a modern kitchen/dining room, a lounge and a conservatory. Outside, the property benefits from ample off-road parking, a garage and a well-maintained rear garden.

3

2

1