



Ground Floor

Entrance Hall

Modern Kitchen/Breakfast Room
3.61m (11'10") x 2.49m (8'2")

Refitted Shower Room

Lounge
4.39m (14'5") x 3.11m (10'2")

Family/Dining Room
3.81m (12'6") x 2.28m (7'6")

First Floor

Landing

Bedroom 1
4.39m (14'5") x 3.17m (10'5")

Bedroom 2
4.39m (14'5") x 2.70m (8'10")

Outside
To the front a partially enclosed garden that is laid mainly to lawn. There is a generous block paved driveway, providing off-road parking for several vehicles.
To the rear is an enclosed garden, laid mainly to lawn with mature planted borders, a raised planter, paved patio seating areas, a timber decked seating area, and a timber shed.

Further Information
Tenure: Freehold
Council Tax Band: B

EPC Rating: TBC

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.

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OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk

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£275,000
Shakespeare Road
St. Ives, , PE27 6TT

PROPERTY SUMMARY

A very well-presented, extended, semi-detached home in a popular location, a short distance from public transport links to the Guided Busway, amenities, and schools. This superb home features a refitted ground-floor shower room, a modern kitchen/breakfast room, a lounge that opens to a family/dining room, two generous double bedrooms, an enclosed rear garden, a front garden, and a generous driveway. Offered with no onward chain.

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