



Total area: approx. 69.1 sq. metres (743.8 sq. feet)

Ground Floor

EPC Rating: TBC

Entrance Hall

Buyer ID Checks

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

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.

Refitted Shower Room

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.

Lounge

Our team will guide you through the process when you make an offer on a property.

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

Disclaimer

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

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,

First Floor

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.

Landing

Outside

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

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.

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

Further Information

Bedroom 2

Tenure: Freehold

Outside  
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.

Council Tax Band: B

#### OFFICE ADDRESS

**ellis winters**  
sales & lettings since 2001

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#### OFFICE DETAILS

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## 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.

2



1



2

