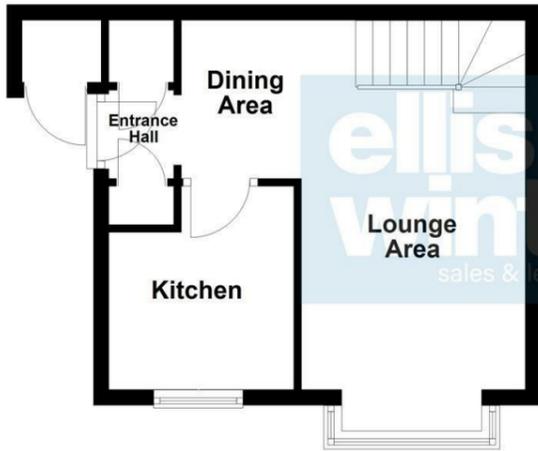
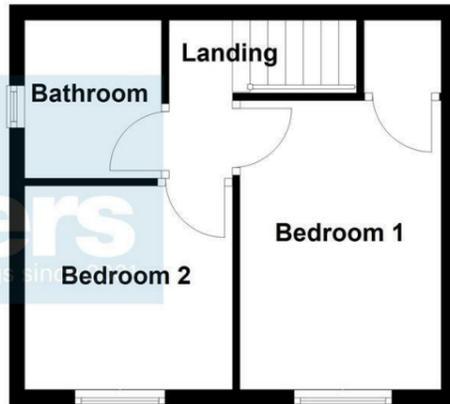


Ground Floor
Approx. 26.9 sq. metres (289.8 sq. feet)



First Floor
Approx. 25.7 sq. metres (276.1 sq. feet)



Total area: approx. 52.6 sq. metres (566.0 sq. feet)

GROUND FLOOR

Entrance Hall

Lounge/Diner
4.77m (15'8") x 4.43m (14'6") max

Kitchen
2.60m (8'6") max x 2.37m (7'9")

FIRST FLOOR

Landing

Bedroom 1
3.73m (12'3") x 2.59m (8'6")

Bedroom 2
2.70m (8'10") x 2.69m (8'10")

Bathroom

OUTSIDE

The property benefits from an allocated off road parking space. The property has an outside storage cupboard located by the front door which currently houses the gas boiler.

FURTHER INFORMATION

Tenure: Freehold

EPC Rating: C

Council Tax Band: B

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.

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

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk

ellis winters
sales & lettings since 2001

£200,000

Reynolds Close

St. Ives, Cambs, PE27 3EJ



PROPERTY SUMMARY

Offered with No Forward Chain, this freehold home is perfect as a first-time purchase. The accommodation includes two bedrooms, a lounge/diner, kitchen, and a first-floor bathroom. The property also benefits from off-road parking, gas radiator central heating and uPVC double glazing.

2



1



1

