



Total area: approx. 36.3 sq. metres (390.4 sq. feet)

- Ground Floor
- Entrance Hall
- Bathroom
- First Floor
- Open plan
- Lounge Area  
3.86m (12'8") x 2.47m (8'1")
- Kitchen  
3.86m (12'8") x 1.97m (6'6") plus  
0.01m (0') x 0.01m (0')
- Dining Area  
3.86m (12'8") x 1.97m (6'6")
- Bedroom  
3.52m (11'7") max x 1.93m (6'4")
- Outside  
There is an off-road parking space to  
the rear of the property.
- Further Information  
Tenure: Freehold  
Council Tax Band: B  
EPC Rating: E
- 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





PROPERTY SUMMARY

A well-presented Coach House, in a popular location, with great connections to Cambridge and the A14/A1307, and being within short distances from amenities. This superb home has recently been redecorated and carpeted, features open plan living, a double bedroom, and a ground floor bathroom. There is off-road parking to the rear of the property, and this home is well-suited to first-time buyers, or as an investment property. Offered with no onward chain.

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