



**Ground Floor**

**Porch**

**Lounge**  
5.22m (17'2") max x 4.15m (13'7")

**Kitchen/Dining Room**  
5.22m (17'2") x 2.65m (8'8")

**Conservatory**  
2.52m (8'3") x 2.37m (7'9")

**First Floor**

**Landing**

**Bedroom One**  
3.22m (10'7") x 2.72m (8'11") max

**Bedroom Two**  
3.43m (11'3") x 2.00m (6'7")

**Bedroom Three**  
2.67m (8'9") x 2.58m (8'6")

**Bathroom**

**Outside**  
To the front of the property is a small lawned front garden, boarded with mature shrubs and a picket fence. There is a block paved driveway to the side of the property providing ample off road parking, leading to a detached single garage with an up and over door, power and light. The is also a side gate leading to an enclosed rear garden. There is two patioed areas, one to the side of the

conservatory and one to the rear of the garage and a lawned area boarded with mature shrubs and plants.

**Further Information:**  
Tenure: Freehold  
Council Tax Band: C  
EPC Rating: 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 £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**  
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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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GUIDE PRICE

**£300,000**

**Valiant Road**

St. Ives, Cambs, PE27 3UP



PROPERTY SUMMARY

A well proportioned semi detached home in the popular town of St Ives. The accommodation compromises of a porch, spacious lounge, kitchen dining room and conservatory. Upstairs offers three nicely sized bedrooms, with bedroom one benefitting from fitted wardrobes, and a family bathroom.

Outside, the property has a lawned front garden, block-paved driveway providing ample off road parking and a single garage, with power and light. There is gated access to the enclosed rear garden which offers two patioed areas, and lawned area and matured shrubs and plants bordering. This property would make an ideal First Time Buy and is offered with No Onward Chain.

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