



Ground Floor

Entrance Hall

Cloakroom

Lounge
5.27m (17'4") x 5.07m (16'8")

Kitchen/Dining Room
5.09m (16'8") x 4.35m (14'3")

First Floor

Landing

Bedroom 1
3.68m (12'1") x 3.12m (10'3")

Bedroom 2
3.12m (10'3") x 3.05m (10')

Bedroom 3
2.51m (8'3") x 2.07m (6'10")

Bathroom

Outside

To the front of the property there is an enclosed garden via raised planters, with a porcelain tiled pathway. To the rear is an enclosed garden, laid to porcelain tiles, with a raised planter, and gated access to the rear driveway and garage.

Further Information

Tenure: Freehold
EPC Rating: B
Council Tax Band: 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

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.



OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk



£325,000
The Mallards
St. Ives, , PE27 6HT

PROPERTY SUMMARY

An immaculately presented, end of terrace home, that was constructed in 2019. This superb property features a generous kitchen/dining room with integrated appliances, three bedrooms, a modern bathroom, and a low maintenance rear garden. There is a tandem driveway to the rear that leads to a detached single garage. This home is well-suited to first-time buyers, and families due to its proximity to schools, amenities, and public transport links to the Guided Busway. Offered with no onward chain, a viewing is highly recommended.

3



1



1

