



Ground Floor

Lounge
3.56m (11'8") x 3.05m (10')

Dining Room
2.82m (9'3") x 2.40m (7'10")

Refitted Kitchen
3.56m (11'8") x 1.88m (6'2")

Bathroom

Rear Porch

First Floor

Bedroom 1
3.56m (11'8") x 3.07m (10'1")

Bedroom 2
2.77m (9'1") x 2.40m (7'11")

Outside
To the front of the property is a small, enclosed slated garden with a mature tree.
To the rear of the property is a generous garden, laid mainly to lawn with mature trees and shrubs. There is a gravelled seating area, a brick-built and metal clad workshop that has power, and internet cabling connected, there is a timber shed that has power connected, and a gravelled driveway providing off-road parking for two vehicles.

Further Information
Tenure: Freehold

EPC Rating: N/a – Grade II Listed
Council Tax Band: B
Right Of Access: There is a private access road to the rear of the property and along the terrace for the residence to access their parking/driveways and gardens

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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PROPERTY SUMMARY

A well presented, Victorian, Grade II Listed, terrace home in a sought-after location, a short distance from St Ives Town Centre. This superb home is within the Parish of Hemingford Grey, and features a lounge, a dining room, a refitted kitchen, a ground floor bathroom, both with underfloor heating, and a rear porch. There are two double bedrooms, a generous rear garden with a timber shed, and a brick-built, metal clad workshop, and a driveway providing off-road parking for two vehicles. This home is ideally located for commuters and families being close proximity to main road links to Cambridge and the A1307 to Huntingdon's mainline train station, public transport links, and the local school.

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