



Total area: approx. 103.2 sq. metres (1111.0 sq. feet)

Ground Floor

Entrance

Lounge/Dining Room
7.18m (23'7") x 5.32m (17'5")

Kitchen
2.91m (9'6") x 2.50m (8'3")

Utility Room
3.32m (10'11") x 2.50m (8'2")

WC

First Floor

Landing

Bedroom 1
4.05m (13'3") x 3.56m (11'8")

Bedroom 2
3.56m (11'8") x 3.09m (10'2")

Bedroom 3
2.52m (8'3") x 2.02m (6'7")

Shower Room

Outside

To the front of the property is a large block paved driveway providing off-road parking for numerous vehicles, there are gravelled and mature borders, and a single garage that has power and light connected. To the rear is an enclosed garden, that is partially laid to lawn and partially decorative gravel with mature

borders, and a gate to the side.

Further Information

Tenure: Freehold
Council Tax Band: D
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

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

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PE27 5AL

OFFICE DETAILS

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£425,000

West Leys

St. Ives, Cambridgeshire, PE27 6DS

PROPERTY SUMMARY

A well-presented, detached family home, in a sought-after location, and within walking distance from both primary and secondary schools, riverside walks, and St Ives town centre. The property is short distances from amenities, and the Guide Busway to Cambridge. The accommodation in brief comprises of an entrance porch, a lounge/dining room, a modern kitchen, a utility room, and a WC. To the first floor there are three bedrooms, and a shower room. Outside there is a large driveway, a single garage, and an enclosed rear garden.

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