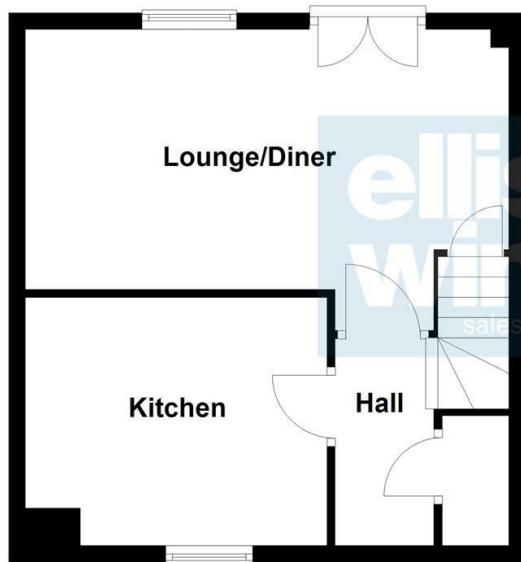
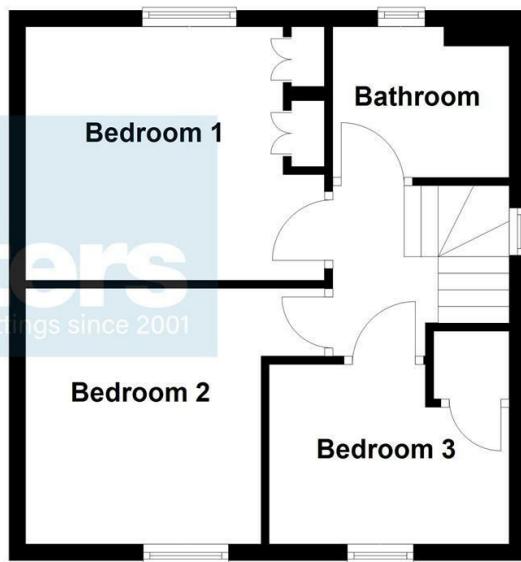


**Ground Floor**  
Approx. 36.5 sq. metres (392.5 sq. feet)



Total area: approx. 73.1 sq. metres (786.9 sq. feet)

**First Floor**  
Approx. 36.6 sq. metres (394.4 sq. feet)



Ground Floor

radiator.

Entrance Hall

Bathroom

Cloak room

Outside

Kitchen

An allocated parking is situated to the left of the property and is clearly marked. The garden is laid out with paving and a shed provided for additional external storage. A paved path and gated access lead to the rear garden.

3.65m (12') x 3.00m (9'10")

Lounge Diner

5.85m (19'2") x 2.48m (8'2")

First Floor

Further information:

Council Tax Band: B

EPC Rating: C

Minimum salary required : £43,500

3.62m (11'10") x 3.18m (10'4")

Double glazed window to rear, radiator.

Bedroom 2

3.12m (10'2") x 2.00m (6'7")

Double glazed window to front, radiator.

Bedroom 3

2.90m (9'6") x 2.17m (7'2")

Double glazed window to front,

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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## PROPERTY SUMMARY

A modern, well-presented property situated in a sought-after gated development, only a short walk from St Ives town centre. Accommodation includes three bedrooms, a lounge diner, kitchen, downstairs cloakroom and family bathroom. Outside, the property benefits from a private paved garden and an allocated parking space. Available immediately. Deposit £1550.

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