



**GROUND FLOOR**  
Front entrance door to:  
**ENTRANCE HALL**  
Radiator, stairs leading to first floor.  
**CLOAKROOM**  
Fitted with a two piece suite comprising, a pedestal wash hand basin and a low-level WC, extractor fan, tiled splash back, radiator.  
**KITCHEN/BREAKFAST ROOM**  
4.09m (13'5") x 2.37m (7'9") Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, built-in electric oven with grill, built-in four ring gas hob with pull out extractor hood over, double glazed window to front, radiator, concealed wall mounted gas radiator heating boiler.  
**LOUNGE/DINER**  
4.50m (14'9") x 4.08m (13'5") Double glazed window to side, two double glazed windows to rear, two radiators, under stairs storage cupboard, double doors opening to rear garden.  
**FIRST FLOOR LANDING**  
Radiator, airing cupboard, stairs leading to second floor.  
**BEDROOM 2**  
4.50m (14'9") x 3.87m (12'8") Two double glazed windows to rear, radiator.  
**BEDROOM 3**  
4.33m (14'2") x 2.35m (7'9") Double glazed window to front, radiator.  
**BATHROOM**  
Fitted with a three piece suite comprising, a panelled bath with shower

over, a pedestal wash hand basin and a low-level WC, tiled splash backs, extractor fan, double glazed window to front, radiator.  
**BEDROOM 1**  
6.20m (20'4") max x 4.50m (14'9") Double glazed window to rear, two radiators.  
**WALK IN WARDROBE**  
2.33m (7'8") x 1.55m (5'1")  
**EN-SUITE BATHROOM**  
Fitted with a four piece suite comprising, a panelled bath, a pedestal wash hand basin, a tiled shower enclosure with shower over and a low-level WC, tiled splash backs, heated towel rail, extractor fan, double glazed window to front.  
**OUTSIDE**  
The front garden is laid to lawn and planted with shrubs and bushes. Gated side access leads to the enclosed rear garden which is mainly laid to lawn with borders laid with slate chippings and a patio seating area. The property also has an allocated parking space.  
**DIRECTIONS**  
Heading away from the town centre on Ramsey Road turn left at the traffic lights onto Houghton Road. Continue along Houghton Road and turn right at the traffic lights into Garner Drive. Follow the road round and then turn left into Freston Close.

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 well presented townhouse with accommodation over three floors comprising three double bedrooms, four piece en-suite bathroom and dressing room, lounge/diner, kitchen/breakfast, cloakroom and bathroom. Enclosed rear garden and allocated parking. Deposit £1500. Available beginning of April 2024. EPC: C

3



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