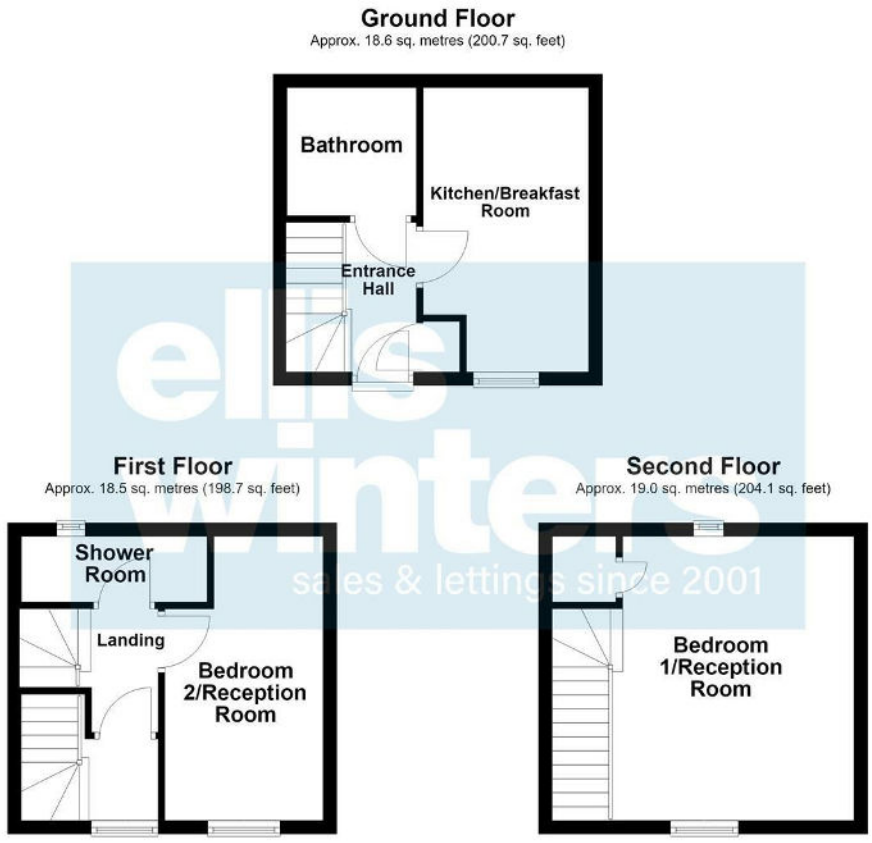


GROUND FLOOR

Entrance Hall

Kitchen/Breakfast Room
4.19m (13'9") max x 2.44m (8')

Bathroom
Fitted with a three piece suite.

FIRST FLOOR

Landing

Bedroom 2/Reception Room
4.21m (13'10") max x 2.34m (7'8")

Shower Room
Fitted with a three piece suite.

SECOND FLOOR

Bedroom 1/Reception Room
4.48m (14'8") max x 4.21m (13'10")

AGENTS NOTE
A new alarm system has been installed at the property and the loft has been boarded and has a convenient light, providing additional storage. The new boiler was installed in March 2026.

FURTHER INFORMATION
Tenure: Freehold
EPC Rating: C
Council Tax Band: A
Heating: Gas central heating

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 £66.67 plus VAT (£80) 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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£210,000

Cow & Hare Passage

St. Ives, Cambs, PE27 5BD

PROPERTY SUMMARY

Situated in the heart of the historic town centre of St Ives, with all its amenities on the doorstep, this unique freehold home is offered for sale with No Forward Chain. The versatile accommodation is arranged over three floors and comprises two bedrooms, both of which offer the flexibility to be used as reception rooms if required, a modern kitchen/breakfast room with integrated appliances and two bathrooms, making this an ideal home for sharers if required. The property has also been recently redecorated throughout and benefits from new carpets and a newly installed boiler. A viewing is essential to fully appreciate the excellent presentation, versatility and fantastic town centre location this home has to offer.

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