

Approx. 38.9 sq. metres (418.7 sq. feet)



Approx. 40.0 sq. metres (430.2 sq. feet)



Ground Floor

Entrance Hall

Refitted Kitchen
2.74m (9') x 2.40m (7'11")

Lounge/Dining Room
7.57m (24'10") x 3.31m (10'10") max

First Floor

Landing

Bedroom 1
4.00m (13'1") x 3.07m (10'1")

Bedroom 2
3.52m (11'7") x 3.07m (10'1")

Bedroom 3
3.05m (10') x 2.10m (6'10")

Bathroom

Outside

To the front of the property is an open plan paved garden with mature flower beds. The property overlooks an open green space.

To the rear of the property is an enclosed garden, that is laid mainly to lawn with mature flower bed borders, there is a brick-built storage shed and gated access to the rear.

To both the front and rear of the property are communal parking areas.

Further Information

Tenure: Freehold
Council Tax Band: B
EPC Rating: TBC

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 + 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.



14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

01480 388888
infostives@elliswinters.co.uk



£250,000

Hurstingstone

St. Ives, , PE27 6UE

PROPERTY SUMMARY

A very well-presented, terrace home in a popular location, and within a short distance of St Ives town centre, amenities, and public transport links. This property features a modern kitchen, a generous lounge/dining room, three bedrooms, and a family bathroom. Outside, to the front is an open plan, paved garden, and overlooking an open green space. To the rear, is an enclosed garden that is laid to lawn with mature planted borders, and a brick built shed. A short walk from the property are communal parking areas to both front and rear.

3



1



1

