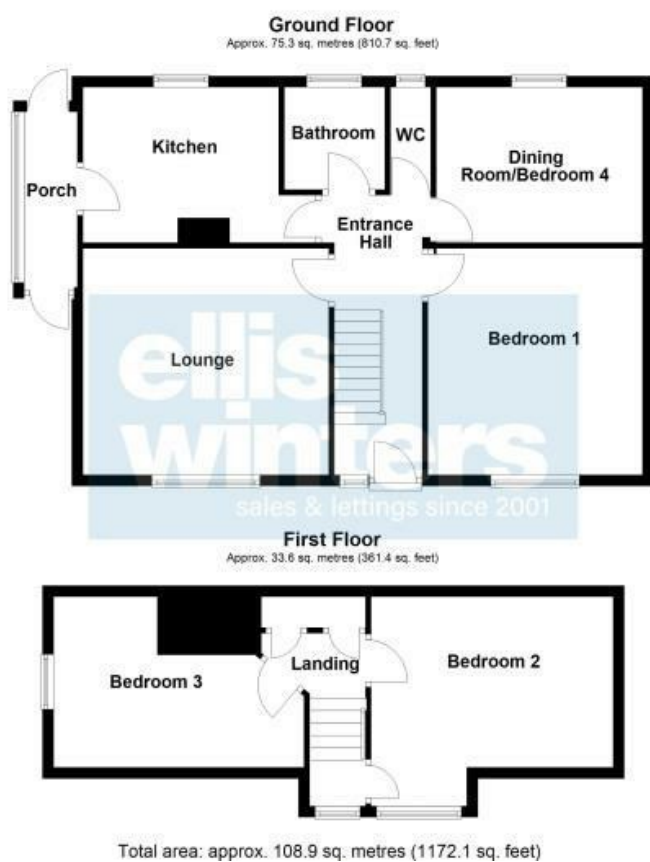




Ground Floor

Entrance Hall

Lounge
4.47m (14'8") x 4.12m (13'6")

Kitchen
4.23m (13'10") x 2.83m (9'3")

Bedroom 1
4.12m (13'6") x 3.87m (12'8")

Dining Room/Bedroom 4
3.75m (12'4") x 2.83m (9'3")

Bathroom

WC

Porch

First Floor

Landing

Bedroom 2
4.40m (14'5") x 3.81m (12'6")

Bedroom 3
3.67m (12'1") max x 3.11m (10'2")

Outside

The property is positioned on a corner plot. The front garden is laid to lawn and has a hedge surround. An opening provides access for off road parking. The westerly facing rear garden is also mainly laid to lawn with a patio/raised decked seating area,

vehicular access via a five bar gate and a timber built shed.

Further Information
Tenure: Freehold
EPC Rating: D
Council Tax Band: D

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.

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£350,000

Oak Tree Close

St. Ives, Cambridgeshire, PE27 6UD

PROPERTY SUMMARY

Situated on a corner plot in a popular residential area of St Ives, this detached home is offered with No Forward Chain. The spacious and versatile accommodation provides excellent potential to extend and improve further (STP) and currently comprises three/four bedrooms, a lounge, kitchen, and bathroom. The property also benefits from off-road parking and an enclosed, westerly-facing rear garden.

4



1



2



