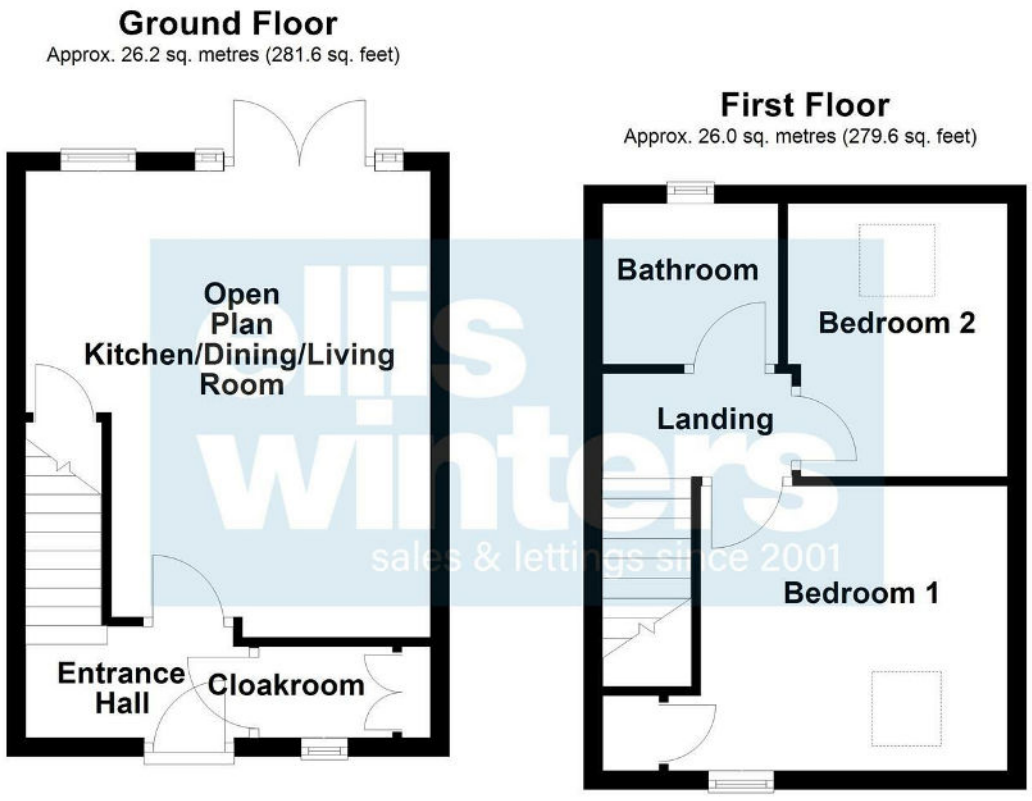


Ground Floor

Entrance Hall

Cloakroom

Open Plan Kitchen/Dining/Living Room
4.98m (16'4") x 4.32m (14'2")

First Floor

Landing

Bedroom 1
3.62m (11'11") x 3.04m (10')

Bedroom 2
2.91m (9'7") x 2.27m (7'5") max

Bathroom

Outside
To the front, the garden is laid to lawn with a mature border.
To the rear, is an enclosed, west facing garden, laid to gravel, and with a paved patio seating area, garden shed, and planted borders. The rear garden does have a degree of privacy.
A short distance from the property is the secure parking area, where there is tandem length, allocated parking space for two vehicles.

Further Information
Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Management Charge: Approx. £750

per annum

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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£260,000

Langley Close

St. Ives, , PE27 5DG

PROPERTY SUMMARY

An immaculately presented town centre home, within a private, gated development. This superb home is within walking distance to amenities, riverside walks, and public transport links. The property features, a modern, open-plan kitchen/dining/living room with some integrated appliances, two generous bedrooms, one with a built-in wardrobe, and a modern bathroom. Outside, to the rear there is an enclosed, west facing garden that has a degree of privacy, and features a paved patio seating area, and planted borders. To the front, the garden is laid mainly to lawn with a planted border. The property is offered with no onward chain.

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