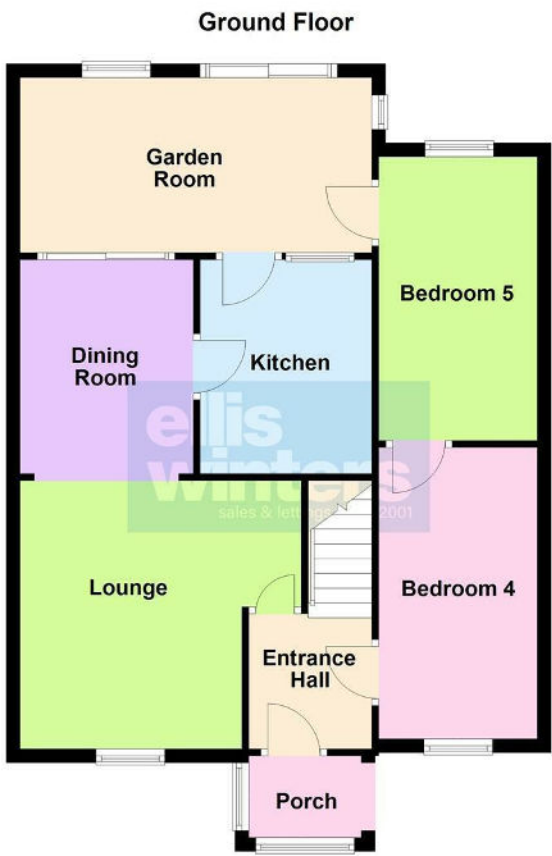




Ground Floor

Porch

Entrance Hall

Lounge
4.09m (13'5") x 3.91m (12'10")

Dining Room
3.12m (10'3") x 2.52m (8'3")

Kitchen
3.12m (10'3") x 2.50m (8'2")

Garden Room
5.11m (16'9") x 2.55m (8'4")

Bedroom4
4.24m (13'11") x 2.31m (7'7")

Bedroom 5
4.13m (13'7") x 2.31m (7'7")

First Floor

Landing

Bedroom 1
3.52m (11'6") x 2.85m (9'4")

Bedroom 2
3.71m (12'2") x 2.64m (8'8")

Bedroom 3
2.73m (9') x 2.38m (7'10")

Bathroom

Further Information
Tenure: Freehold
Council Tax Band: C
EPC Rating: TBC

Solar Panels: 20-year and 3-month lease from October 2015 via Levantera Developments Limited

Agents Note: A new roof was added across bedroom 4 and 5, in 2024. The vendor confirms it came with a 20 year guarantee.

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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OFFERS OVER

£315,000

Burstellars

St. Ives, Cambs, PE27 3YN

PROPERTY SUMMARY

An extended, semi-detached house, in a popular location. This home features three reception rooms, five bedrooms, a bathroom, an enclosed rear garden, and a generous driveway. This property is a short distance from local amenities, public transport links, and local schools. Viewings come highly recommended.

5



1



3

