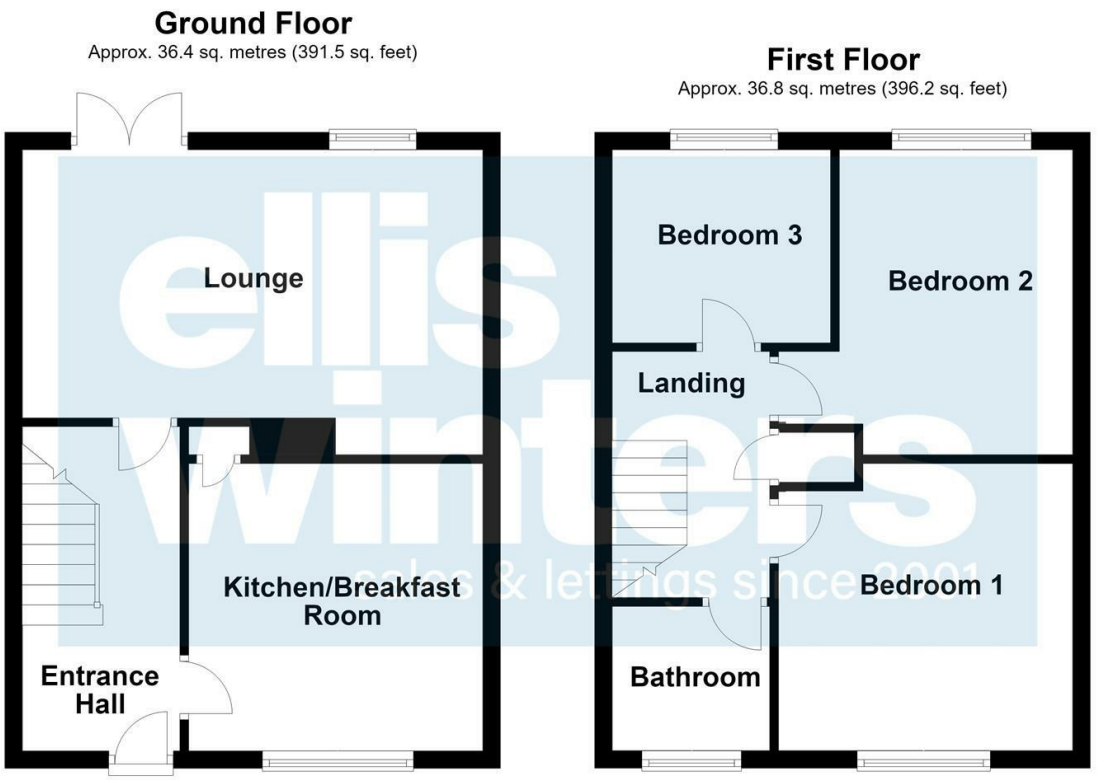


Total area: approx. 73.2 sq. metres (787.8 sq. feet)

Ground Floor

Entrance Hall

Kitchen/Breakfast Room
3.38m (11'1") x 3.30m (10'10")

Lounge
5.26m (17'3") x 3.50m (11'6")

First Floor

Landing

Bedroom 1
3.38m (11'1") x 3.30m (10'10") max

Bedroom 2
3.62m (11'11") x 2.40m (7'11")

Bedroom 3
2.55m (8'4") x 2.26m (7'5")

Bathroom

Outside

To the front of the property is a gravelled driveway.

To the rear of the property is an enclosed garden, laid mainly to lawn, with a paved patio seating area, a shed, and gated access to the side.

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

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.

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£270,000

The Mallards

St. Ives, , PE27 6HT

PROPERTY SUMMARY

A well-presented, mid-terrace home, in a popular location, and within short distances of amenities, public transport links, and schools. This superb home features a kitchen/dining room, a lounge, three good-sized bedrooms, and a bathroom. Outside there is an enclosed rear garden and a generous driveway to the front. Offered with no onward chain, a viewing comes highly recommended.

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