

25 Ouse Road, St. Ives, PE27 3FT

THOMAS MORRIS







Offers Over: £300,000

Freehold

Ouse Road, St. Ives, PE27 3FT

- End-Terrace Home
- Four Bedrooms
- Lounge/Dining Area
- Stunning Loft Conversion
- En-Suite Shower Room
- Single Garage on Block
- Enclosed Rear Garden
- Popular Location
- Walking Distance to Guided Bus Stops
- Energy Rating: C/72

A four-bedroom end-terrace home situated in this popular area of St. Ives. The property benefits from a recent loft conversion to now offer a fourth double bedroom with en-suite shower room.
Well-positioned for the local schools, amenities, and the Guided Bus stops, which provide easy and convenient access into both Huntingdon and Cambridge.

Accommodation comprises - Entrance hall, cloakroom/WC, lounge opening to dining area, kitchen with space for appliances, three bedrooms, bathroom and fourth bedroom with en-suite shower room.

Further benefits include enclosed rear garden with an outbuilding and workshop, both with power and light connected, a single garage on nearby block and off-road parking.

Huntingdon District Council.
Council Tax band: B
These details are subject to approval.

Accommodation

Entrance Hall

Cloakroom

Lounge *13'2" x 12'3" (4.01m x 3.73m)*.

Dining Area *10'9" x 8'6" (3.28m x 2.6m)*.

Kitchen *10'9" x 8'3" (3.28m x 2.51m)*.

Landing

Bedroom 2 *11' x 10'5" (3.35m x 3.18m)*.

Bedroom 3 *9'9" x 9'1" (2.97m x 2.77m)*.

Bedroom 4 *7'9" x 6'8" (2.36m x 2.03m)*.

Bathroom

Bedroom 1 *16'1" x 15'10" (4.9m x 4.83m)*.

En-Suite Shower Room

Single Garage on Block

Outbuilding *7'7" x 7'6" (2.3m x 2.29m)*.

Workshop *7'11" x 7'7" (2.41m x 2.3m)*.







To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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