

13 Burns Way, St. Ives, PE27 6TS

THOMAS MORRIS







Offers Over: £200,000

Freehold

Burns Way, St. Ives, PE27 6TS

- Semi-Detached Bungalow
- Two Bedrooms
- Requires Substantial Updating
- Enclosed Rear Garden
- Off-Street Parking
- Sought-After Location
- Close to Amenities
- No Forward Chain
- Freehold
- Energy Rating: E/48

A two-bedroom semi-detached bungalow situated in this sought-after area of St. Ives, only a short distance from the local amenities and Guided Bus stops, which provide easy and convenient access into Cambridge.

The property is need of substantial updating and is offered to market with no forward chain.

Accommodation comprises - entrance hall, living room, two bedrooms and a shower room.

Further benefits include an enclosed rear garden which is mainly laid to lawn with a decked area and a driveway to the front offering off-road parking.

Huntingdonshire District Council.
Council Tax Banding C.

These details are subject to approval.

Accommodation

Entrance Hall

Living Room *13'4" x 10'11" (4.06m x 3.33m)*.

Kitchen *10'1" x 9'6" (3.07m x 2.9m)*.

Bedroom One *17'2" x 10'11" (5.23m x 3.33m)*.

Bedroom Two *9'6" x 7'7" (2.9m x 2.3m)*.

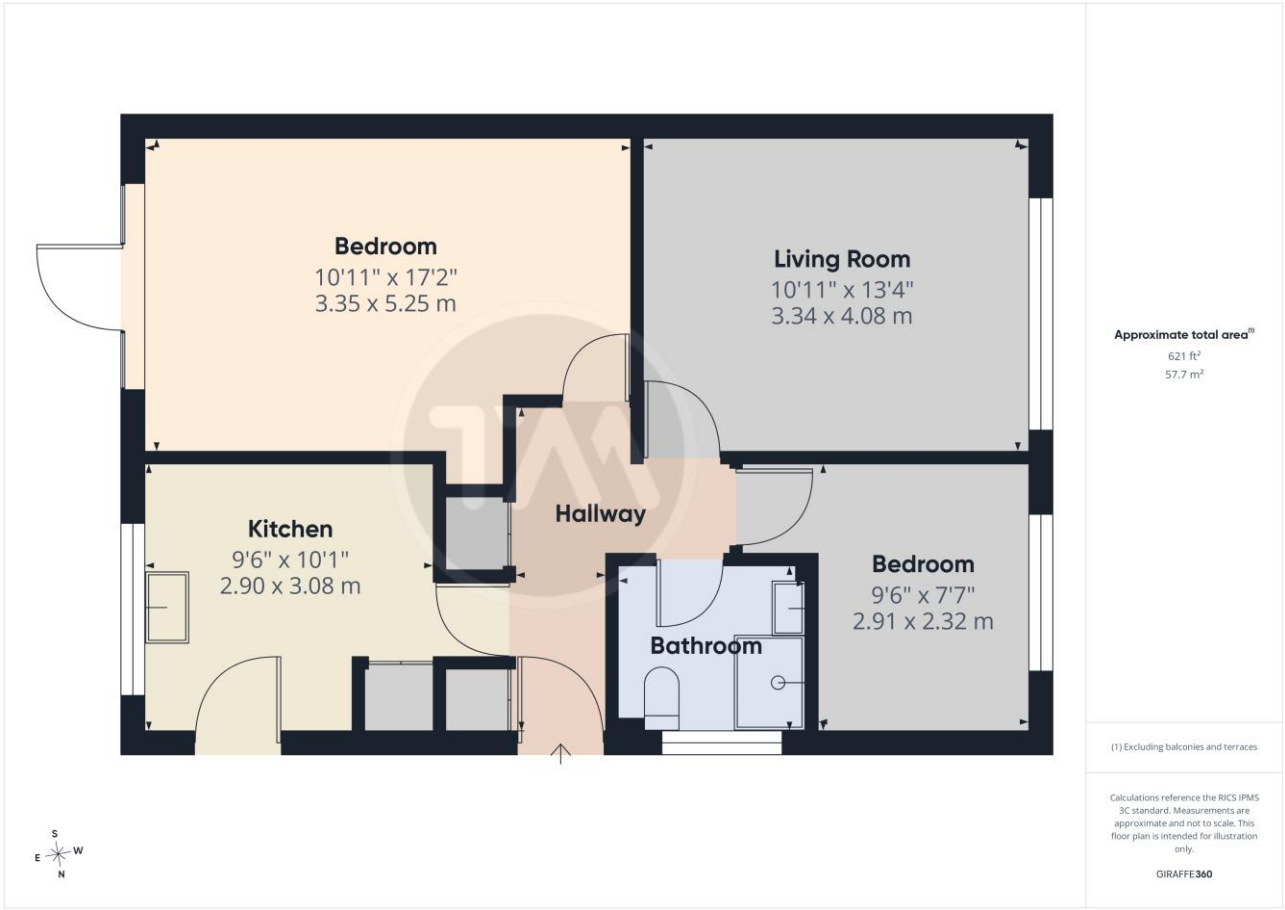
Shower Room







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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