

12 The Quadrant, St. Ives, PE27 5PE

THOMAS MORRIS







Offers in Excess of: £250,000
Freehold

The Quadrant, St. Ives, PE27 5PE

- Victorian Terrace Home
- Three Bedrooms
- Two Reception Rooms
- Enclosed Courtyard Garden
- Town Centre Location
- Walking Distance to Guided Busway
- Close to Amenities
- No Forward Chain
- Freehold
- Energy Rating: E/49

A three-bedroom Victorian terrace home occupying a town centre location, within walking distance and all the amenities it has to offer, as well as being close to the Guided Busway, which offers easy and convenient access into Cambridge.

The property is offered to market with no forward chain and comprises - entrance hallway, living room, dining room and fitted kitchen with space for appliances and separate utility room with space for white goods.
Upstairs provides three bedrooms and a family bathroom.

Further benefits to the property include an enclosed courtyard garden and a communal garden to the rear.

The property is ideal for anyone needing access into Cambridge or needing to be in close proximity to amenities.

Huntingdonshire District Council Tax Banding C.
These details are subject to approval.

Accommodation

Entrance Hall

Living Room *13'9" x 12'3" (4.2m x 3.73m)*.

Dining Room *11'9" x 9'2" (3.58m x 2.8m)*.

Kitchen *17'6" x 5'4" (5.33m x 1.63m)*.

Utility Room

Landing

Bedroom One *13'11" x 10'11" (4.24m x 3.33m)*.

Bedroom Two *12' x 8'1" (3.66m x 2.46m)*.

Bedroom Three *9'5" x 7'7" (2.87m x 2.3m)*.

Family Bathroom







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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