



3 The Mews, Park Avenue, St. Ives, PE27 5JF





# Guide Price: £325,000

## Freehold

Park Avenue, St. Ives, PE27 5JF

- Mid-Terraced Home
- Three Double Bedrooms
- En-Suite and Family Bathroom
- Popular Location Walking Distance to Town Centre
- Enclosed Rear Garden
- Allocated Parking Space
- Walking Distance to Guided Bus Stops
- Freehold – Charges apply
- Energy Rating: C/78
- NO FORWARD CHAIN

Situated in a popular and convenient location within easy walking distance of the town centre, this well-presented three-bedroom mid-terraced home is offered to the market with no forward chain, making it an excellent opportunity for first-time buyers, families, or investors alike.

The property offers spacious and well-balanced accommodation throughout, featuring three generous double bedrooms, including a principal bedroom with its own en-suite shower room, alongside a modern family bathroom. The ground floor provides comfortable living space, ideal for both everyday living and entertaining.

Outside, the home benefits from an enclosed rear garden, perfect for relaxing or enjoying outdoor dining, as well as an allocated parking space for added convenience.

Ideally positioned within walking distance of guided bus stops, the property offers excellent transport links, while the town centre's shops, restaurants, and local amenities are all close at hand.

Service charge applies: £450 per 6-month period, £900 per year. Reviewed annually. These details have been provided by the seller. Their accuracy cannot be guaranteed. Should you proceed with a purchase of this property, must be verified by your solicitor.

Huntingdon District Council Tax Band C.  
These details are subject to approval.

# Accommodation

## Hallway

**Living Room** 11'4" x 16'5" (3.45m x 5m).

**Kitchen/Dining-Room** 18'9" x 11'6" (5.72m x 3.5m).

## Cloakroom

## Landing

**Bedroom 1** 11'2" x 12'3" (3.4m x 3.73m).

## En-Suite

**Bedroom 2** 10'8" x 11'5" (3.25m x 3.48m).

**Bedroom 3** 7'7" x 9' (2.3m x 2.74m).

## 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.



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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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