



25 Rubens Way, St. Ives, PE27 3EL





# Offers in excess of: £200,000

## Freehold

Rubens Way, St. Ives, PE27 3EL

- Starter Home
- Two Bedrooms
- Fitted Kitchen with Space For Appliances
- Enclosed Garden
- Allocated Parking
- Walking Distance to Amenities
- Close to Guided Bus Stops
- No Forward Chain
- Freehold
- Energy Rating: C/73

A two-bedroom starter home situated in this sought-after area of St. Ives. Walking distance to the local shops, schools and the Guided Bus stops which provide easy and convenient access into Cambridge.

Offered with no forward chain and recently decorated throughout the property would be an ideal first-time or investment purchase.

The property provides entrance hall with built-in storage cupboards (one housing the recently replaced gas fired boiler), living room and fitted kitchen with space for appliances.

Upstairs offers two bedrooms and a bathroom.

The property further benefits from an enclosed front garden and allocated parking.

Huntingdonshire District Council  
Council Tax Banding B

# Accommodation

## Entrance Hall

**Living Room** 13'10" x 9'7" (4.22m x 2.92m).

**Kitchen/Dining Room** 17'2" x 9'10" (5.23m x 3m).

## Landing

**Bedroom 1** 10'10" x 11' (3.3m x 3.35m).

**Bedroom 2** 9'9" x 10'3" (2.97m x 3.12m).

**Bedroom 3** 7'1" x 7'2" (2.16m x 2.18m).

## 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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