

20 Queens Close, St. Ives, PE27 5QD

THOMAS MORRIS







Asking Price: £425,000
Freehold

Queens Close, St. Ives, PE27 5QD

- Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- Cloakroom & Utility Room
- Tandem Garage and Parking
- Enclosed Rear Garden
- Cul-De-Sac Position
- Walking Distance to Town Centre
- Freehold
- Energy Rating: TBC

A four-double bedroom detached family home occupying a cul-de-sac position within this sought- after area of St. Ives. The property is only a short walk to the Town Centre, primary and secondary schools and the Guided Bus stops, which provide easy and convenient access into Cambridge.

Accommodation comprises - entrance hall, cloakroom/WC, living room with doors to the rear garden, separate dining room, refitted kitchen and a utility/garden room area with space for white goods.
Upstairs offers four double bedrooms and a family bathroom.

The property further benefits from an enclosed garden which is laid to lawn with two patio seating areas. The side of the property is gravelled and lends itself to further parking or to extend the property (subject to planning permission)
Tandem length garage with power and light connected and ample off-road parking to the front.

Huntingdonshire District Council.
Council Tax Banding E.

These details are subject to approval.

Accommodation

Entrance Hall

Cloakroom

Living Room *20'11" x 11'1" (6.38m x 3.38m)*.

Dining Room *10'6" x 10'2" (3.2m x 3.1m)*.

Kitchen *10'3" x 10'2" (3.12m x 3.1m)*.

Landing

Bedroom One *13'4" x 9' (4.06m x 2.74m)*.

Bedroom Two *12'3" x 9'2" (3.73m x 2.8m)*.

Bedroom Three *11'1" x 9'6" (3.38m x 2.9m)*.

Bedroom Four *10'3" x 6'2" (3.12m x 1.88m)*.

Bathroom

Utility Room/Side Lobby

Garage *21'8" x 8'7" (6.6m x 2.62m)*.

Store *7'11" x 6'10" (2.41m x 2.08m)*.







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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