



50 Knights Way, St. Ives, PE27 6TB

 **THOMAS MORRIS**



Offers in excess of: £325,000

Freehold

Knights Way, St. Ives, PE27 6TB

- Town House
 - Three-Storey Living
 - Three/Four Bedrooms
 - Open Plan Kitchen/Living Area
 - En-Suite Shower Room
 - Enclosed Rear Garden
 - Single Garage and Parking
 - Close to Local Schools
 - Freehold
 - Energy Rating: B/85
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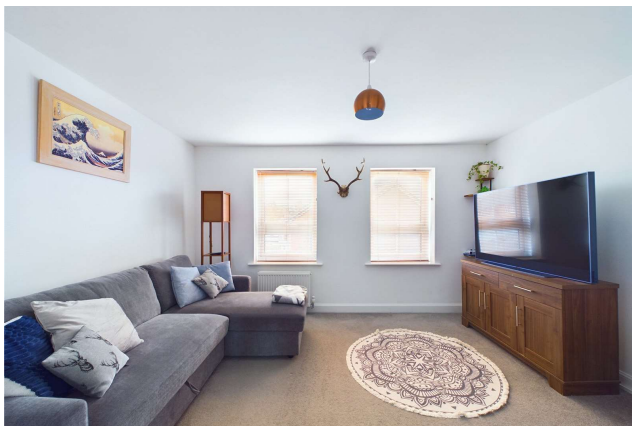
A three/four-bedroom town house situated in this sought-after area of St. Ives. Only a short walk to both primary and secondary schools and well-placed for all major road links. The property offers spacious and versatile living accommodation throughout.

Comprising-entrance Hall, cloakroom/WC, study/bedroom four and a beautiful open plan kitchen/living/family area with French doors to the rear garden. The first floor offers the principal bedroom with an en-suite shower room and a living room. The second-floor benefits from two further bedrooms and a family bathroom.

The property also has an enclosed rear garden with gated rear access leading to the single garage with off-road parking in front.

Huntingdonshire District Council.
Council Tax Banding C.

These details are subject to approval.



Accommodation

Entrance Hall

Cloakroom

Study/Bedroom 4 9'1" x 6' (2.77m x 1.83m).

Kitchen/Living/Family Area 23'2" x 12'11" (7.06m x 3.94m).

First Floor Landing

Bedroom 1 12'9" x 10'1" (3.89m x 3.07m).

En-Suite Shower Room

Living Room 12'10" x 11'6" (3.9m x 3.5m).

Second Floor Landing

Bedroom 2 12'10" x 11'4" (3.9m x 3.45m).

Bedroom 3 12'9" x 7'4" (3.89m x 2.24m).

Bathroom

Garage 17'11" x 8'2" (5.46m x 2.5m).



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 £60 including 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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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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