



3 Keln Leas, St. Ives, PE27 5GA



Guide Price: £350,000

Freehold

Keln Leas, St. Ives, PE27 5GA

- Terraced Town House
 - Three Bedrooms
 - Enclosed Courtyard Garden
 - Single Garage
 - Town Centre Location
 - Walking Distance to Amenities
 - Close to Guided Busway
 - No Forward Chain
 - Freehold
 - Energy Rating: C/74
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This three-bedroom townhouse boasts a convenient town centre location, spread across three floors. Its proximity to local amenities, coffee shops, and restaurants, as well as easy access to the Guided Busway leading into Cambridge, adds to its appeal.

The property features an entrance hall, cloakroom/WC, living room and kitchen. The first floor comprises two bedrooms and family bathroom and the second floor benefits from a further double bedroom.

Further benefits include an enclosed courtyard garden and a single garage, all offered with no forward chain.

Management Fees apply: £660 per annum or £55 per month.

Huntingdonshire District Council.

Council Tax Banding C.

These details have been provided by the seller. Their accuracy cannot be guaranteed. Should you proceed with a purchase of this property, management fee details must be verified by your solicitor.



Accommodation

Entrance Hall

Cloakroom

Kitchen 12'1" x 6'3" (3.68m x 1.9m).

Living Room 12'7" x 11'7" (3.84m x 3.53m).

Landing

Bedroom 1 12'7" x 11'8" (3.84m x 3.56m).

Bedroom 3 12'7" x 5'9" (3.84m x 1.75m).

Bathroom

Second Floor Landing

Bedroom 2 18'3" x 9'2" (5.56m x 2.8m).

Single Garage



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.



Thomas Morris
 24-26 Crown Street, St Ives, Cambridgeshire, PE27
 5AB
 T: 01480 468066
 stivesenquiries@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk

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Disclaimer

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