



61 Erica Road, St. Ives, PE27 3AG



Asking Price: £300,000

Freehold

Erica Road, St. Ives, PE27 3AG

- Detached Bungalow
 - Two Bedrooms
 - Garage
 - Driveway
 - Popular Location
 - Close to Amenities
 - Enclosed Garden
 - Potential to Extend (Subject to planning)
 - Cul-De-Sac
 - Energy Rating C/71
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A two-bedroom detached bungalow set in this popular location of St Ives, with garage and driveway.

The property is set overlooking a green area and is a short walk from the local amenities and the Guided Bus stops, which provide easy and convenient access into both Huntingdon and Cambridge.

Accommodation comprises - Entrance hall, lounge, kitchen, dining room, two bedrooms and bathroom. The property also benefits from an enclosed rear garden with a single garage alongside the property driveway.

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



Accommodation

Entrance Hall

Living Room 16'1" x 11'10" (4.9m x 3.6m).

Dining Room 8'10" x 8'6" (2.7m x 2.6m).

Kitchen 8'6" x 7'1" (2.6m x 2.16m).

Bedroom Two 8'6" x 7'7" (2.6m x 2.3m).

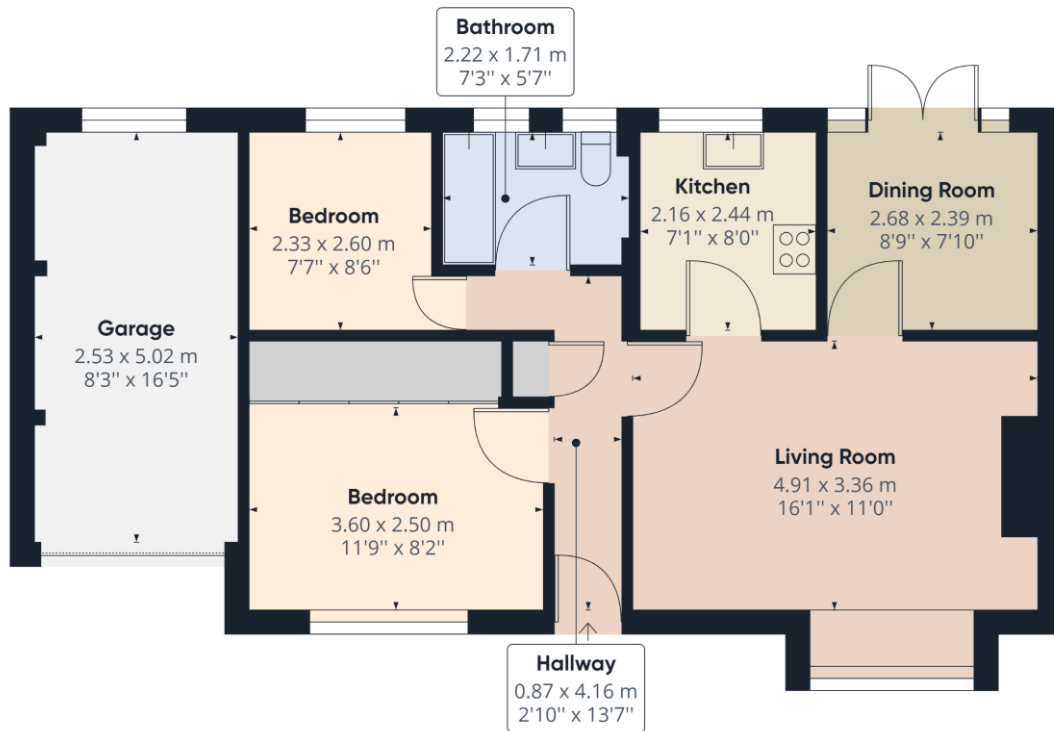
Bedroom 11'10" x 10'10" (3.6m x 3.3m).

Garden

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.



Approximate total area⁽¹⁾
745.06 ft²
69.22 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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