



2 Orwell Close, St. Ives, PE27 3FP





Offer in excess of: £325,000

Freehold

Orwell Close, St. Ives, PE27 3FP

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- Detached Family Room
  - Four Bedrooms
  - Downstairs Cloakroom
  - Refitted Kitchen
  - Stunning Family Room Extension
  - Popular Location
  - Walking Distance to Schools
  - Close to Guided Bus Stops
  - Freehold
  - Energy Rating: E/52
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A four-bedroom detached home situated in this sought-after area. The property is only a short walk to the local primary school, shops and the Guided Bus stops, which offer easy and convenient access into both Huntingdon and Cambridge.

Accommodation comprises - Entrance hall, cloakroom/WC, refitted kitchen, lounge/diner, stunning family room extension measuring 16'5 x 7'10, four bedrooms and bathroom.

Further benefits include enclosed south/west facing rear garden, single garage and off-road parking.

Huntingdonshire District Council.

Council Tax Banding C.

These details are subject to approval.



# Accommodation

Entrance Hall

Cloakroom

Lounge/Diner 16'6" x 16'5" (5.03m x 5m).

Kitchen 10'2" x 7'4" (3.1m x 2.24m).

Family Room 16'5" x 7'10" (5m x 2.4m).

Landing

Bedroom 1 10'4" x 9'7" (3.15m x 2.92m).

Bedroom 2 10' x 8'3" (3.05m x 2.51m).

Bedroom 3 9'7" x 6' (2.92m x 1.83m).

Bedroom 4 7'7" x 6' (2.3m x 1.83m).

Bathroom

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.



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