



31 Acacia Avenue, St. Ives, PE27 6TN



Offers in excess of: £350,000 Freehold

Acacia Avenue, St. Ives, PE27 6TN

- Semi-Detached Home
 - Three/Four Bedrooms
 - Downstairs Cloakroom
 - Oversized Garage and Ample Parking
 - Enclosed Rear Garden
 - Sought-After Location
 - Walking Distance to Schools
 - Close to Guided Bus Stops
 - Freehold
 - Energy Rating: TBC
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Ideally placed for both Primary and Secondary schools. This spacious family home is a must view.

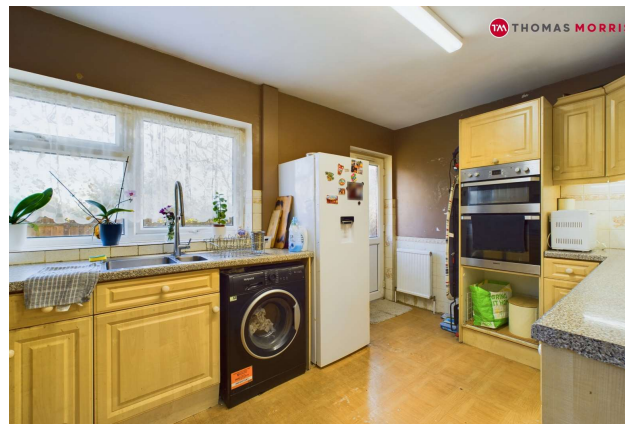
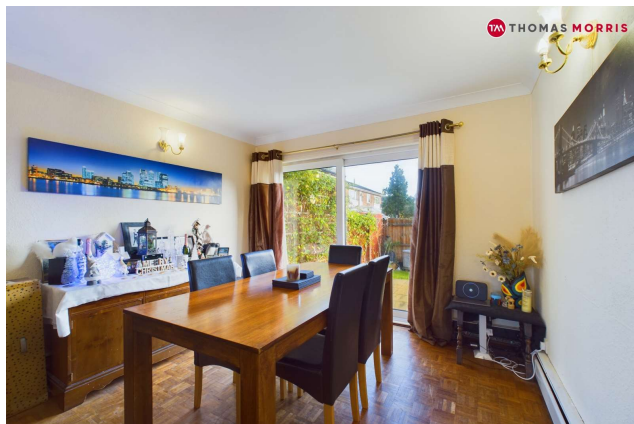
A three/four-bedroom semi-detached home situated in this sought-after location within St. Ives. A short walk to both primary and secondary schools, close to amenities and the Guided Bus stops, which provide easy and convenient access into Cambridge.

Accommodation comprises - entrance hall, cloakroom/WC, living room opening to dining area, kitchen/breakfast room and family room/bedroom four. Upstairs offers three bedrooms and family bathroom.

The property further benefits an enclosed rear garden with patio seating area, a generous oversized garage measuring 34'6 x 8'2 and off-road parking.

Huntingdonshire District Council.
Council Tax Banding D.

These details are subject to approval.



Accommodation

Entrance Hall

Cloakroom

Living Room/Dining Room 23'1" x 16'2" (7.04m x 4.93m).

Kitchen/Breakfast Room 13'7" x 8'11" (4.14m x 2.72m).

Family Room/Bedroom 4 15'1" x 7'11" (4.6m x 2.41m).

Landing

Bedroom 1 18'10" x 8'4" (5.74m x 2.54m).

Bedroom 2 12'9" x 11'5" (3.89m x 3.48m).

Bedroom 3 10'7" x 8'1" (3.23m x 2.46m).

Bathroom

Garage 34'6" x 8'2" (10.52m 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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