



21 Nene Way, St Ives, PE27 3FJ



Guide Price: £280,000

Freehold

Nene Way, St Ives, PE27 3FJ

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- Mid-Terrace Home
  - Three Bedrooms
  - Lounge/Dining Room
  - Enclosed Rear Garden
  - Single Garage and Parking
  - Close to Primary School
  - Walking Distance to Amenities
  - No Forward Chain
  - Freehold
  - Energy Rating: D/62
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Ideally placed for local schools, amenities and the Guided Bus Way. This property is perfect for families.

A three-bedroom mid-terrace home situated in this popular area of St. Ives. Only a short walk to the local primary school, amenities and the Guided Bus stops, which provide easy access into Cambridge.

The property is offered with no forward chain and comprises - entrance hall, lounge opening to dining area, kitchen with space for appliances and gas-fired boiler, three bedrooms and bathroom.

Further benefits include an enclosed rear garden with access directly into the garage to the rear with an off-road parking space.

Council tax band B. Huntingdon District Council

These details are subject to approval.





# Accommodation

## Entrance Hall

**Lounge Area** 12'3" x 12'3" (3.73m x 3.73m).

**Dining Area** 10'7" x 7'8" (3.23m x 2.34m).

**Kitchen** 10'7" x 6'7" (3.23m x 2m).



## Landing

**Bedroom 1** 12'5" x 8'4" (3.78m x 2.54m).

**Bedroom 2** 10'9" x 8'4" (3.28m x 2.54m).

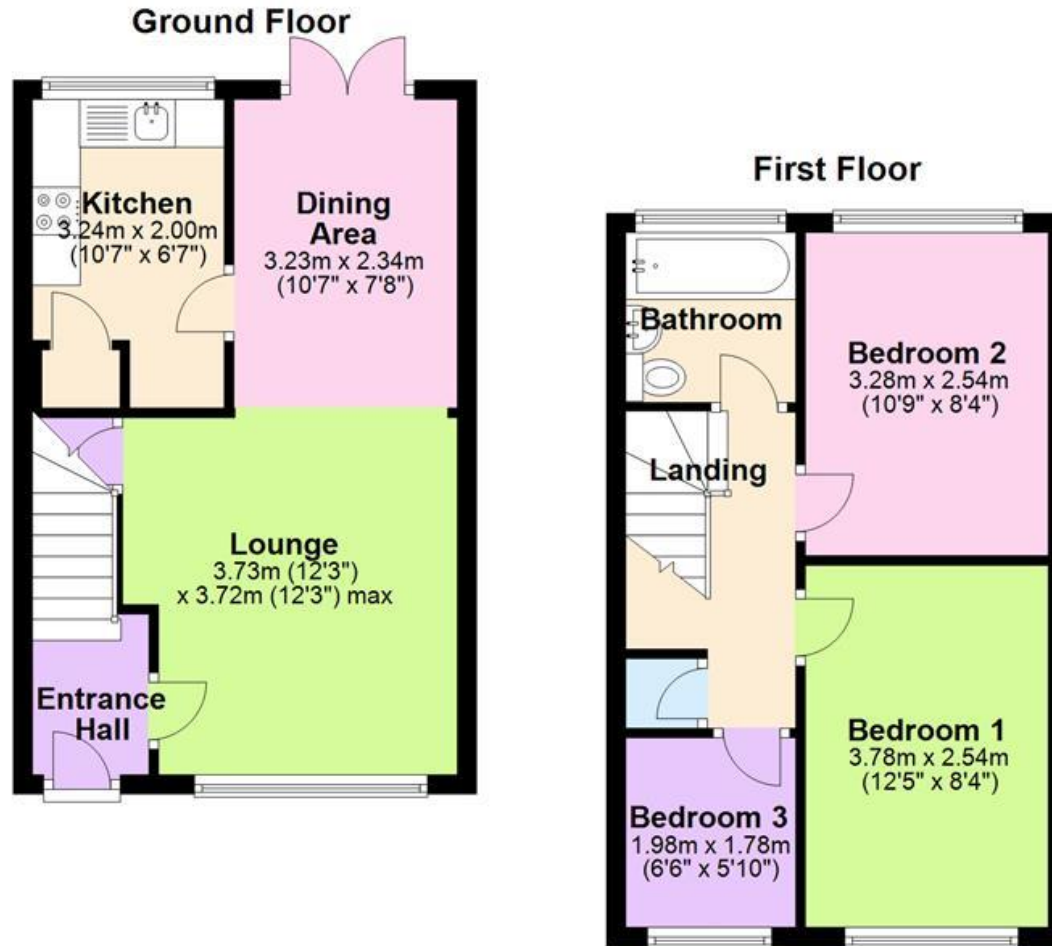
**Bedroom 3** 6'6" x 5'10" (1.98m x 1.78m).

## 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.



### Thomas Morris

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