



2 Enderbys Wharf, London Road
PE27 5GT



Guide Price: £535,000

Freehold

Enderbys Wharf, London Road, PE27 5GT

- Three Storey Town House
- Three/Four Bedrooms
- En-Suite Shower Room
- Living Room with Field Views
- Single Garage and Parking
- Mooring
- Town Centre Location
- No Forward Chain
- Freehold
- Energy Rating: C/77

This three-storey townhouse, located in the highly desirable town of St. Ives and is conveniently situated within walking distance of the employment parks, an excellent range of well-known high street shops (including Waitrose) and an interesting selection of independent retailers, cafés, restaurants, and the popular Guided Busway offering easy access to Cambridge.

The property boasts impressive open field and river views and features include a porch, an inner hallway with garage access, cloakroom/WC and a ground floor bedroom or versatile reception room. The first floor offers a spacious living/dining room and kitchen/breakfast room. The second floor comprises three bedrooms with an en-suite shower room in the principal bedroom, and a family bathroom.

The house also includes a single garage with power, driveway parking for one vehicle and a mooring at the rear.

Huntingdonshire District Council.
Council Tax Banding E.

These details are subject to approval.



Accommodation

Porch

Inner Hall

Cloakroom

Bedroom 4 16'4" x 11'2" (4.98m x 3.4m).

First Floor Landing

Living Room/Dining Room 19'9" x 16'4" (6.02m x 4.98m).

Kitchen/Breakfast Room 16'4" x 9'3" (4.98m x 2.82m).

Second Floor Landing

Bedroom 1 11'9" x 8'11" (3.58m x 2.72m).

En-Suite Shower Room

Bedroom 2 14'2" x 9'7" (4.32m x 2.92m).

Bedroom 3 6'11" x 6'3" (2.1m x 1.9m).

Bathroom

Single Garage 17'3" x 8'11" (5.26m x 2.72m).



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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