



56 Welland Close, St. Ives, PE27 3FL



Offers in excess of: £200,000

Freehold

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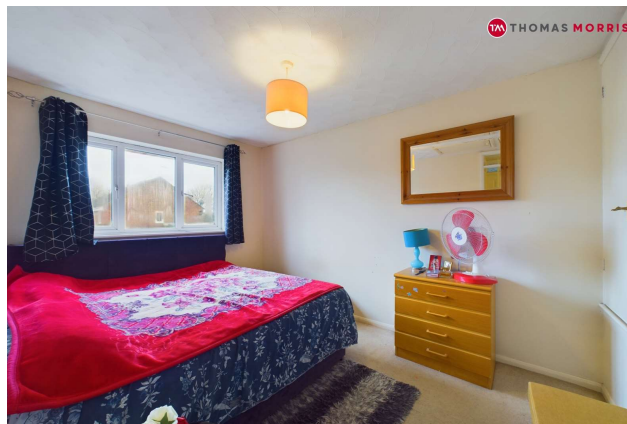
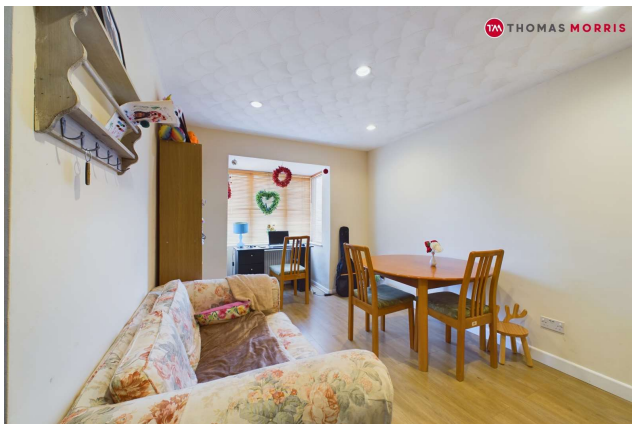
- Starter Home
 - Two Bedrooms
 - Refitted Kitchen
 - Allocated Parking Space
 - Walking Distance to Amenities
 - Close to Guided Bus Stops
 - Ideal First Time/Investment Purchase
 - No Forward Chain
 - Freehold
 - Energy Rating: C/74
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A two-bedroom starter home offered with no forward chain and situated in this popular area of St. Ives, a short walk away from the playing field, the local primary school, amenities and the Guided Bus stops, which provide convenient access into Cambridge.

Accommodation comprises - living room/dining room, refitted kitchen with integrated appliances, two bedrooms and bathroom. Further benefits include an allocated parking space and gas radiator heating.

Huntingdonshire District Council.
Council Tax Banding B.

These details are subject to approval.



Accommodation

Living Room 8'1" x 6'7" (2.46m x 2m).

Living Room 15'7" x 9'4" (4.75m x 2.84m).

Kitchen 8'6" x 7'9" (2.6m x 2.36m).

Landing

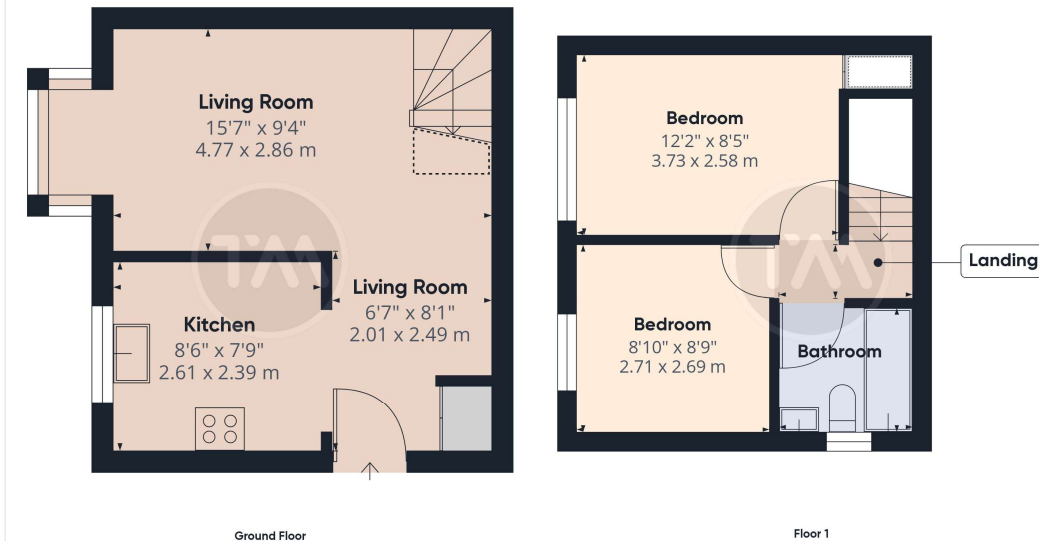
Bedroom 1 12'2" x 8'5" (3.7m x 2.57m).

Bedroom 2 8'10" x 8'9" (2.7m x 2.67m).

Bathroom



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⁾
 526.15 ft²
 48.88 m²

Reduced headroom
 8.6 ft²
 0.8 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
 (below 1.5m/4.92ft)

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

GIRAFFE360

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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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