



27 Woodside Way, St. Ives, PE27 3JQ





Guide Price: £550,000

Freehold

Woodside Way, St. Ives, PE27 3JQ

- Detached Family Residence
 - Four Bedrooms
 - En-Suite Shower Room
 - Three Reception Rooms
 - Kitchen/Breakfast Room and Utility
 - Enclosed Rear Garden
 - Detached Double Garage and Parking
 - No Forward Chain
 - Freehold
 - Energy Rating: C/72
-

A four-bedroom detached family residence situated in this sought-after area of St. Ives. The property offers spacious and flexible accommodation throughout and is offered to the market with no forward chain.

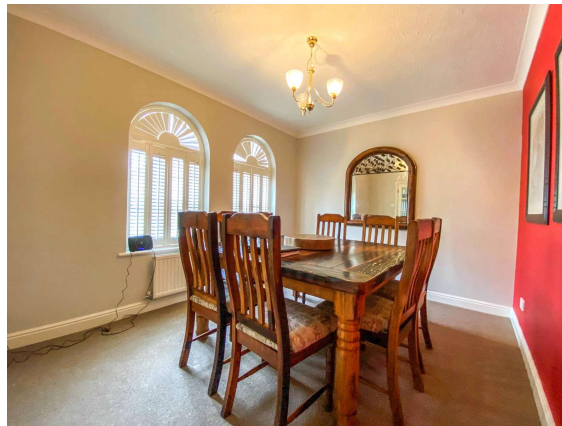
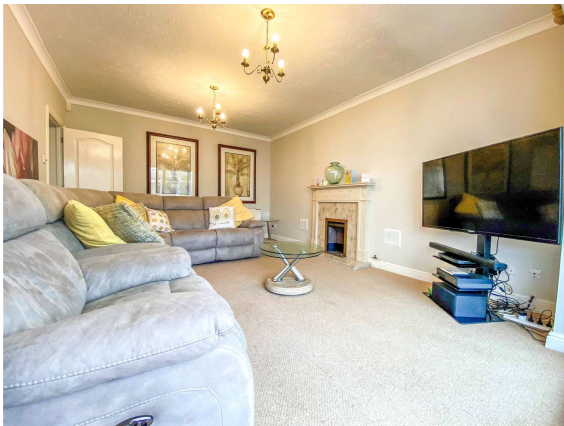
The property comprises - porch, entrance hall, cloakroom/WC, lounge, dining room, study, conservatory, kitchen/breakfast room with space for appliances and utility room.

Upstairs provides four bedrooms with en-suite, shower room to bedroom one, and refitted family bathroom.

Further benefits include enclosed rear garden, detached double garage and parking for several cars.

Huntingdonshire District Council
Council Tax Banding E.

These details are subject to approval.



Accommodation

Porch

Entrance Hall

Cloakroom

Lounge 16'2" x 12'5" (4.93m x 3.78m).

Dining Room 12'5" x 9' (3.78m x 2.74m).

Study 9'11" x 9'8" (3.02m x 2.95m).

Kitchen/Breakfast Room 15'11" x 11'10" (4.85m x 3.6m).

Utility Room 6'7" x 6'6" (2m x 1.98m).

Conservatory 19' x 16'3" (5.8m x 4.95m).

Landing

Bedroom 1 15'10" x 12'6" (4.83m x 3.8m).

En Suite Shower Room

Bedroom 2 12'11" x 12'2" (3.94m x 3.7m).

Bedroom 3 9'11" x 8'11" (3.02m x 2.72m).

Bedroom 4 12'6" x 8'10" (3.8m x 2.7m).

Bathroom

Detached Double 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

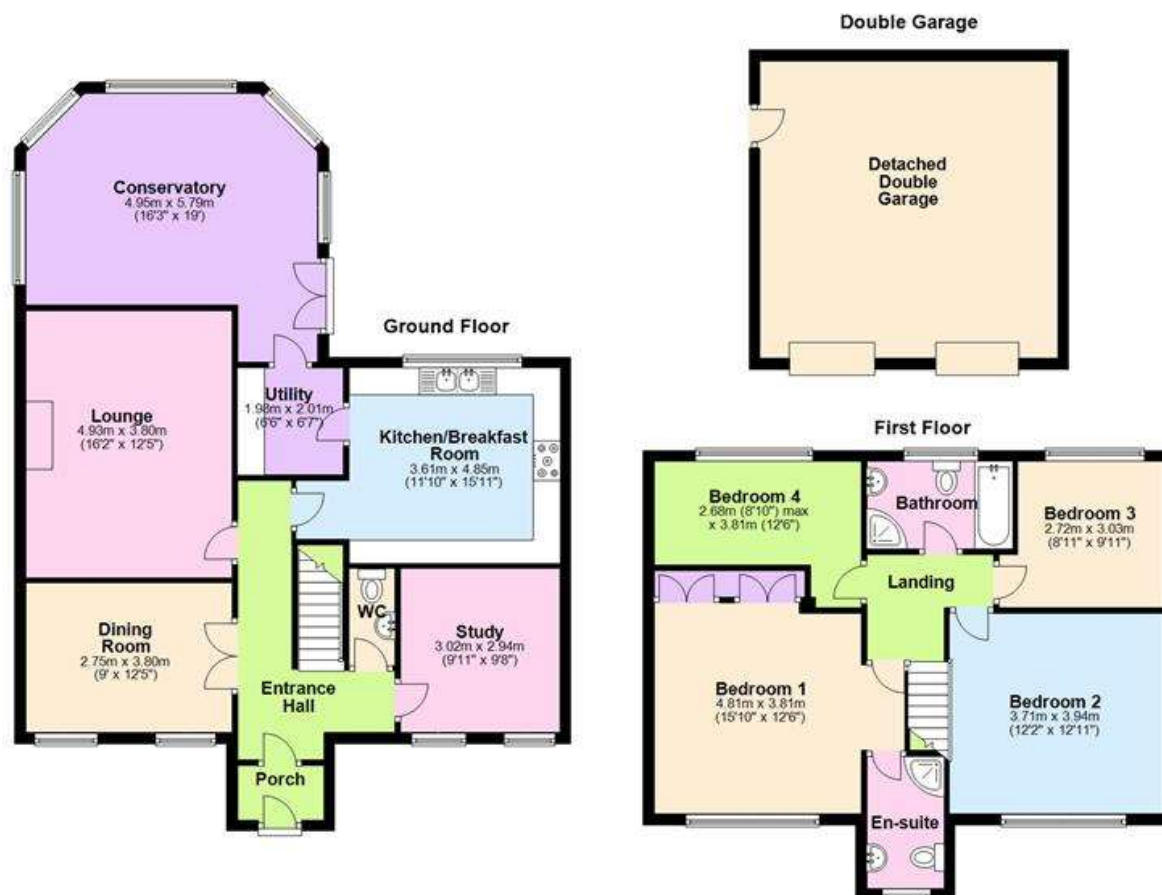
24-26 Crown Street, St. Ives, Cambridgeshire,

PE27 5AB

T: 01480 468066

stivesenquiries@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

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.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

