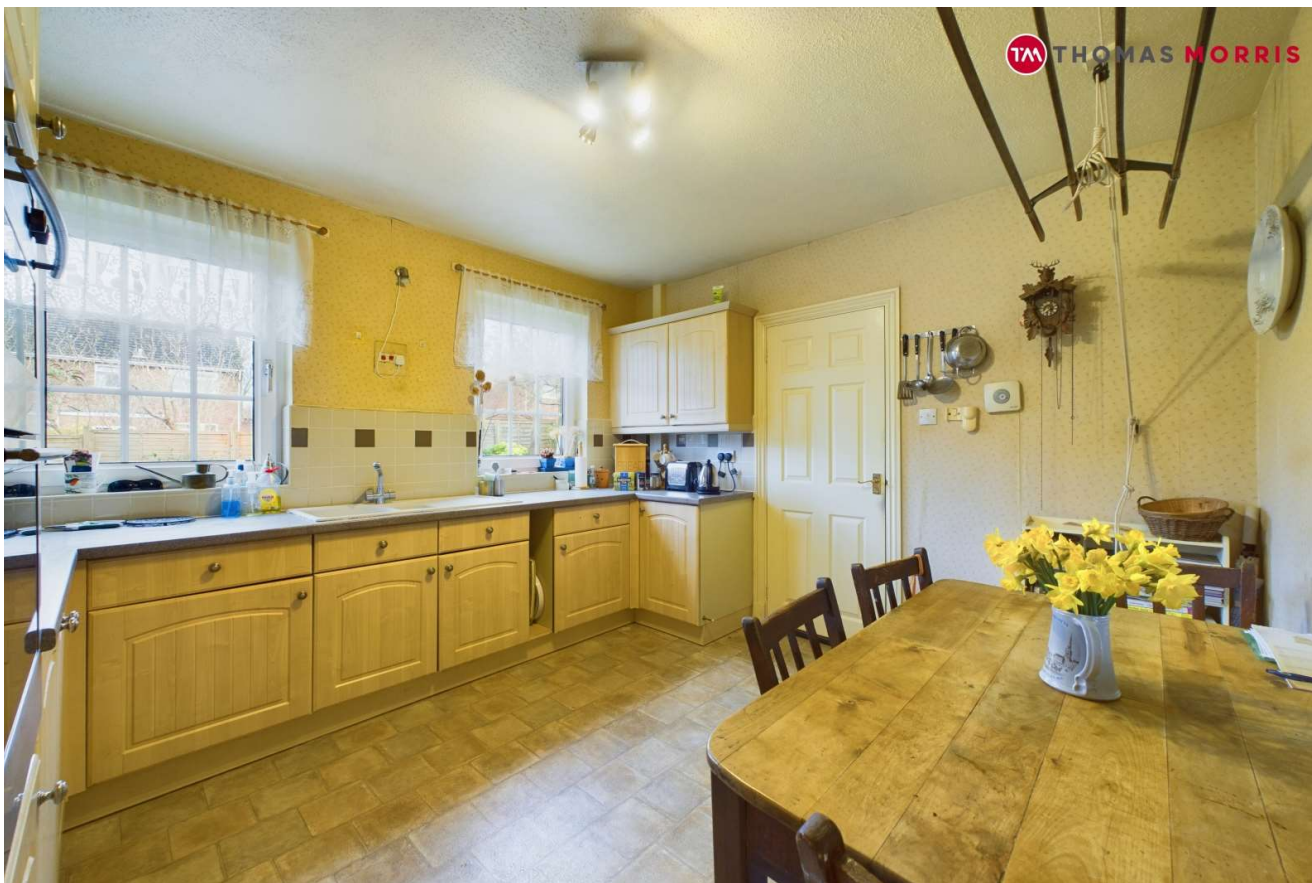




13 Hill Rise, St. Ives, PE27 6SP



Guide Price: £500,000

Freehold

Hill Rise, St. Ives, PE27 6SP

- Detached Family Residence
- Four Double Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- Single Garage, Carport and Parking
- Non-Estate Position
- Walking Distance to Local Schools
- No Forward Chain
- Freehold
- Energy Rating: D/65

A four-bedroom detached family residence occupying a non-estate position within this sought after area of St. Ives. Walking distance to local amenities, both primary and secondary schools and the Guided bus stops which provide easy and convenient access into Cambridge.

Offered with no forward chain, the property comprises - entrance hall, cloakroom/WC, living room, dining room, kitchen/breakfast room, utility room and conservatory.

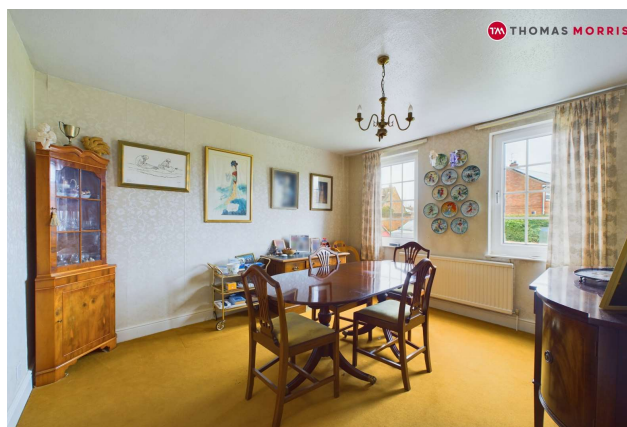
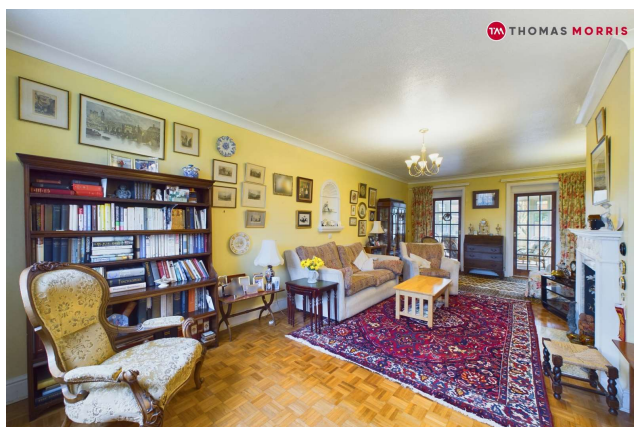
Upstairs provides four double bedrooms and family bathroom.

Further benefits include an enclosed rear garden which is mainly laid to lawn, a single garage, carport and ample off-road parking.

Located in a sought-after neighbourhood, this property offers a fantastic opportunity for comfortable living in a convenient location.

Don't miss out on the chance to make this house your home - book a viewing today!

Huntingdonshire District Council. Tax Band F  
These details are subject to approval.



# Accommodation

Entrance Hall

Cloakroom

Living Room 24'4" x 12' (7.42m x 3.66m).

Dining Room 12'10" x 11'10" (3.9m x 3.6m).

Kitchen/Breakfast Room 11'9" x 10'11" (3.58m x 3.33m).

Utility Room 10'3" x 5'11" (3.12m x 1.8m).

Conservatory 10'10" x 10'5" (3.3m x 3.18m).

Landing

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

Bedroom 2 12'2" x 12' (3.7m x 3.66m).

Bedroom 3 12' x 9'7" (3.66m x 2.92m).

Bedroom 4 12'2" x 9'6" (3.7m x 2.9m).

Bathroom

Single Garage 18'1" x 9' (5.5m x 2.74m).



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

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Approximate total area<sup>(1)</sup>  
1812.1 ft<sup>2</sup>  
168.35 m<sup>2</sup>

Reduced headroom  
14.95 ft<sup>2</sup>  
1.39 m<sup>2</sup>

(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

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.

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