



23 Rubens Way, St. Ives, PE27 3EL



Asking Price: £220,000

Freehold

Rubens Way, St. Ives, PE27 3EL

- Starter Home
 - Two Bedrooms
 - Refitted Kitchen
 - Living Room/Dining Room
 - Modern Bathroom
 - Enclosed Garden
 - Off Road Parking Space
 - Walking Distance to Amenities
 - Freehold
 - Energy Rating: C/74
-

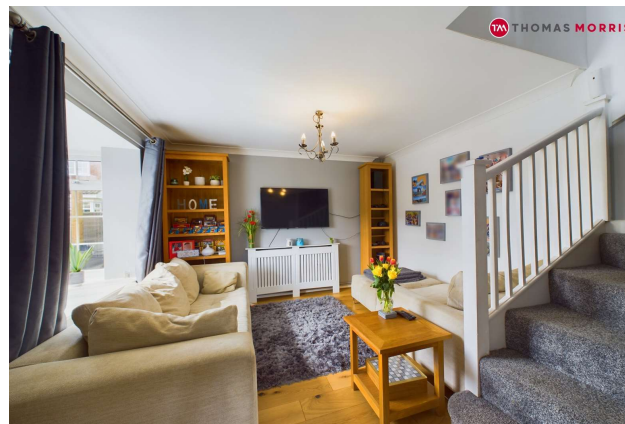
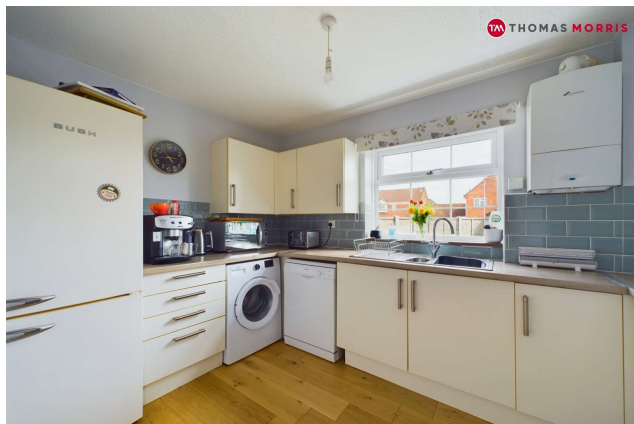
A two double bedroom starter home, immaculately presented throughout with the added benefit of a refitted kitchen and modern bathroom, situated in this sought-after area of St Ives.

Only a short walk from the local amenities and doctor's surgery. The Guided Bus stops are also close by which offer easy and convenient access into Cambridge.

An ideal first-time or investment purchase with accommodation comprising - entrance hall with under-stairs storage cupboard, refitted kitchen with space for appliances, living/dining room, two double bedrooms and bathroom.

Further benefits include an enclosed garden with raised decked seating area and an allocated parking space.

Huntingdonshire District Council
Council tax banding B
These details are subject to approval.



Accommodation

Entrance Hall

Living Room/Dining Room 12'10" x 11'8" (3.9m x 3.56m).

Kitchen 11'7" x 7'10" (3.53m x 2.4m).

Landing

Bedroom 1 11'9" x 8'4" (3.58m x 2.54m).

Bedroom 2 11'9" x 7'11" (3.58m x 2.41m).

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.



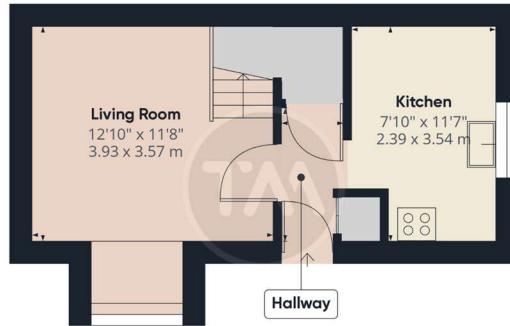
Thomas Morris

24-26 Crown Street, St. Ives, Cambridgeshire,
PE27 5AB

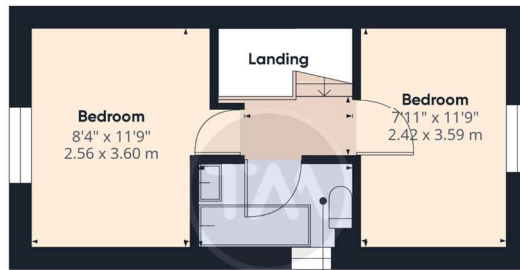
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
556.47 ft²
51.7 m²

(1) Excluding balconies and terraces

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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