



Little Priory, Priory Road, St. Ives  
PE27 5BB



# Offers in excess of: £425,000

## Freehold

Priory Road, St. Ives, PE27 5BB

- Detached Bungalow
- Two Bedrooms
- Stunning Sitting Room with Views
- Enclosed Rear Garden
- Off Road Parking
- Town Centre Location
- Walking Distance to Amenities
- No Forward Chain
- Freehold
- Energy Rating: D/66

An exceptional two-bedroom detached bungalow occupying this town centre location. Tucked away in this cul-de-sac position, only a short walk to local amenities, coffee shops and restaurants, in addition to being close by to the Guided Busway which provides easy and convenient access into Cambridge.

Offered with no forward chain, the property comprises - entrance hall, kitchen with space for appliances, two bedrooms and shower room, living-room with French doors leading to rear garden which offers stunning open-field views.

The property further benefits from an enclosed garden with patio seating area, which looks out over fields and chub stream. Off-road parking to the front for two vehicles.

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



# Accommodation

Entrance Hall

Living Room/Dining Room: 11'3" x 16'16" (3.43 x 5.05m)

Kitchen: 10'5" x 9'7" (3.19 x 2.93m)

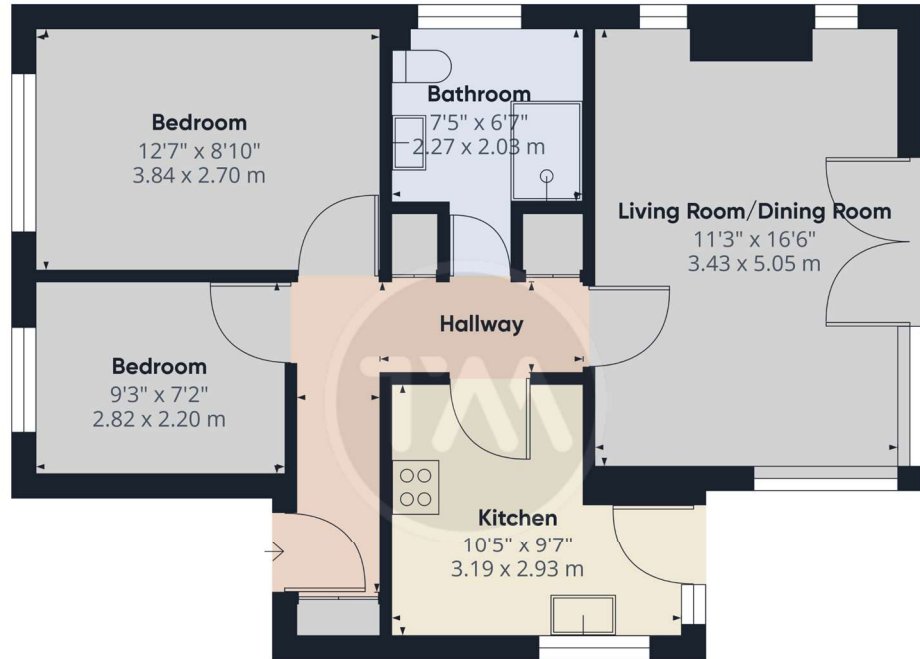
Bedroom 1: 12'7" x 8'10" (3.84 x 2.70m)

Bedroom 2: 9'3" x 7'2" (2.82 x 2.20m)

Shower Room



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<sup>(1)</sup>  
596.59 ft<sup>2</sup>  
55.42 m<sup>2</sup>

(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



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