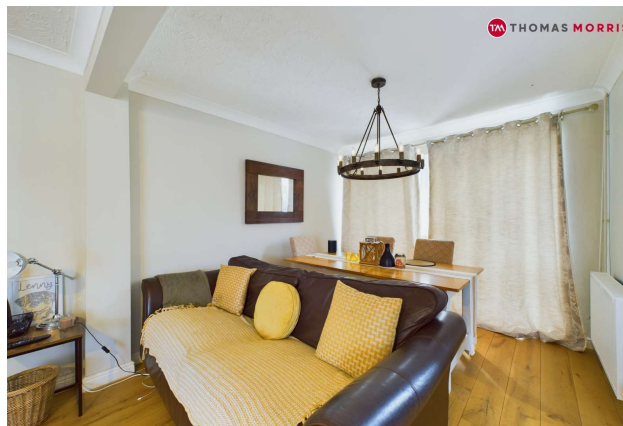




6 Green How, St Ives, PE27 6JJ



Guide Price: £270,000

Freehold

Green How, PE27 6JJ

- Semi-Detached Home
- Three Bedrooms
- En-Suite Shower Room
- Living Room and Dining Area
- Enclosed Rear Garden
- Single Garage and Parking
- Walking Distance to Guided Bus Stops
- No Forward Chain
- Freehold
- Energy Rating: D/57

A three-bedroom semi-detached home situated in this sought-after location within St. Ives. A short walk to the local primary and secondary schools and close by to the local amenities and the Guided Bus stops, which provide easy and convenient access into Cambridge.

Offered with no forward chain, the property comprises - entrance hall, living room opening to dining area, kitchen and conservatory.

Upstairs offers three bedrooms with en-suite shower room to the principal bedroom and family bathroom.

The property further benefits from an enclosed rear garden, single garage and off-road parking.

Huntingdonshire District Council.
Council tax banding C.

These details are subject to approval.

Accommodation

Porch

Living Room 17'3" x 9'8" (5.26m x 2.95m).

Dining Room 9'10" x 9'5" (3m x 2.87m).

Kitchen 10' x 7'1" (3.05m x 2.16m).

Conservatory 10'1" x 8'1" (3.07m x 2.46m).

Landing

Bedroom 1 13'7" x 11' (4.14m x 3.35m).

En-Suite Shower Room

Bedroom 2 10'4" x 9'8" (3.15m x 2.95m).

Bedroom 3 7'4" x 7'4" (2.24m x 2.24m).

Bathroom

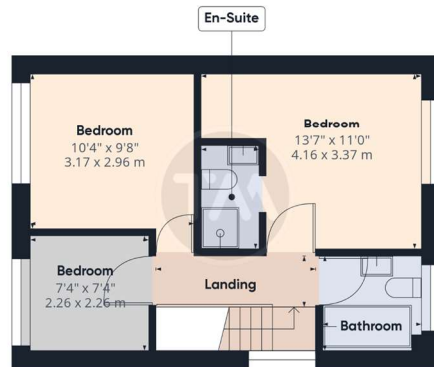
Single Garage 15'5" x 8'2" (4.7m x 2.5m).



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.



Ground Floor



Floor 1

Approximate total area⁽¹⁾
 981.97 ft²
 91.23 m²

Reduced headroom
 15.06 ft²
 1.4 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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