



6 The Quadrant, St. Ives, PE27 5PE



TAM THOMAS MORRIS

Guide Price: £450,000

Freehold

The Quadrant, St. Ives, PE27 5PE

- Terraced Home
- Approaching 2000sqft of Accommodation
- Three Bedrooms
- Three Reception Rooms
- Enclosed Garden
- Town Centre Location
- Walking Distance to Guided Busway
- Freehold
- Energy Rating: D/56

A three-bedroom semi-detached Victorian home occupying a town centre location. Only a short walk from the town centre amenities and the Guided Busway, which provides easy and convenient access into Cambridge.

The property has been extended to the rear to provide spacious and versatile accommodation throughout, comprising - entrance hall, living room, dining room, family room, kitchen, conservatory and bathroom to the ground floor.

The first floor offers two double bedrooms, bathroom and a second kitchen.

Stairs lead to the second floor, which offers a further third double bedroom.

Further benefits include an enclosed rear garden which is mainly patio for the ease of maintenance.

There are two gas-fired boilers that serve the property.

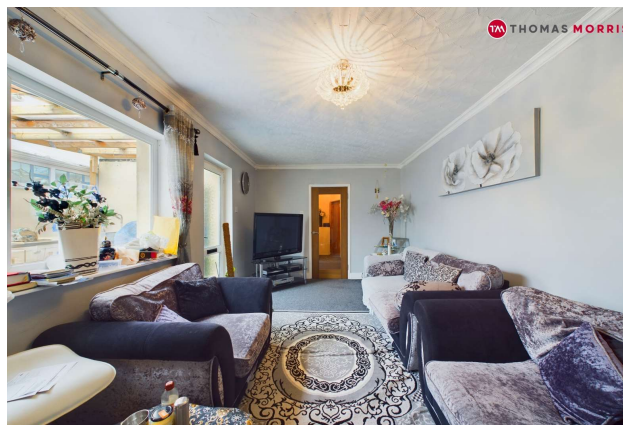
Huntingdonshire District Council

Council tax banding E.

These details are subject to approval.



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Accommodation

Entrance Hall

Living Room 15'6" x 12'11" (4.72m x 3.94m).

Dining Room 14' x 12'9" (4.27m x 3.89m).

Family Room 18'2" x 10'1" (5.54m x 3.07m).

Kitchen 15'4" x 9'5" (4.67m x 2.87m).

Conservatory 17'1" x 9'10" (5.2m x 3m).

Bathroom

Landing

Bedroom 1 14' x 12'10" (4.27m x 3.9m).

Bedroom 2 13'1" x 13' (4m x 3.96m).

Kitchen 18' x 10'2" (5.49m x 3.1m).

Bedroom 3 17'3" x 13'10" (5.26m x 4.22m).



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