



70 Houghton Road, St. Ives, PE27 6RL

 **THOMAS MORRIS**



Offers Over: £500,000

Freehold

Houghton Road, St. Ives, PE27 6RL

- Detached House
 - Four Bedrooms
 - Kitchen/Breakfast Room
 - Lounge/Diner
 - Close to Amenities
 - Enclosed Rear Garden
 - Single Garage and Parking
 - Close to Local Schools
 - Freehold
 - Energy Rating: F/30
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Located in the sought-after town of St. Ives, this charming detached 4-bedroom house offers a perfect blend of modern comfort and classic charm.

The property boasts a spacious garden, ideal for outdoor entertaining or a tranquil retreat.

Step inside to discover a bright and airy conservatory, perfect for enjoying the landscaped garden.

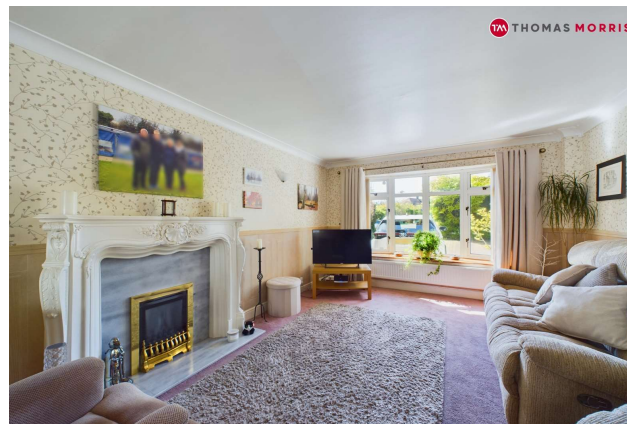
Ample off-road parking with garage, which provides convenient storage space for vehicles or outdoor equipment.

The interior of the house offers spacious living with bright and airy rooms.

Upstairs offers 4 well-appointed bedrooms, all designed to create a warm and inviting atmosphere.

This property is ideal for families looking for a peaceful and idyllic setting to call home. Walking distance to local amenities and the local primary and secondary schools. Don't miss the opportunity to make this beautiful house yours.

Huntingdonshire District Council.
Council Tax Banding E.
These details are subject to approval.



Accommodation

Porch

Hallway

Cloakroom

Kitchen 16' x 10'6" (4.88m x 3.2m).

Living Room 25'7" x 12' (7.8m x 3.66m).

Conservatory 13'3" x 11' (4.04m x 3.35m).

Landing

Bedroom 1 13'8" x 12'2" (4.17m x 3.7m).

Bedroom 2 14'6" x 11'9" (4.42m x 3.58m).

Bedroom 3 13'8" x 8'6" (4.17m x 2.6m).

Bedroom 4 10'7" x 8'2" (3.23m x 2.5m).

Bathroom

Garage



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.



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