



10 Turner Road, St. Ives, PE27 3EG

 **THOMAS MORRIS**



Guide Price: £415,000

Freehold

Turner Road, St. Ives, PE27 3EG

- Detached Family Home
- Four Bedrooms
- Downstairs Cloakroom
- Two Reception Rooms
- Enclosed Rear Garden
- Single Garage and Parking
- Walking Distance to Amenities
- Well-Presented Throughout
- Freehold
- Energy Rating: C/69

A four-bedroom detached family residence occupying a cul-de-sac position within this sought-after area of St. Ives. The property is a short walk away from the local amenities, primary school and the Guided Bus stops, which provide easy and convenient access into Cambridge.

Well-presented throughout with accommodation comprising - entrance hall, cloakroom/WC, kitchen with space for appliances, living room and dining room.

Upstairs provides four bedrooms and a family bathroom.

The property further benefits from an enclosed walled garden which is laid to lawn with decked seating area. Gated rear access leads to single garage with parking in front.

Huntingdonshire District Council.

Council tax banding D.

These details are subject to approval.

Accommodation

Entrance Hall

Cloakroom

Living Room 17'7" x 11'4" (5.36m x 3.45m).

Dining Room 11'4" x 8'5" (3.45m x 2.57m).

Kitchen 11'4" x 7'9" (3.45m x 2.36m).

Landing

Bedroom 1 12'8" x 10'6" (3.86m x 3.2m).

Bedroom 2 10'5" x 8'9" (3.18m x 2.67m).

Bedroom 3 9'8" x 6'10" (2.95m x 2.08m).

Bedroom 4 8'11" x 6'5" (2.72m x 1.96m).

Bathroom

Single Garage 17'6" x 7'11" (5.33m x 2.41m).



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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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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