

- Mid Terrace Home
- Town Centre Location
- Two Double Bedrooms
- Garage & Parking
- Courtyard Garden
- Stunning Refitted Kitchen
- Generous Living/Dining Room
- Steps From Town Amenities
- Excellent Commuter Links

## KELN LEAS, ST. IVES

Check out this excellent TOWN CENTRE HOME rarely available with stunning refitted kitchen, garage, driveway and courtyard garden. THIS PROPERTY HAS GOT IT ALL! Accommodation comprises entrance hall, cloakroom, generous living/dining room, refitted kitchen/breakfast room, two double bedrooms and a refitted bathroom. The property is located on this private road in the town centre but away from the hustle and bustle, the garage and driveway parking space is quite a rare feature for this type of home. Internal viewing essential!

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GUIDE PRICE  
**£325,000**

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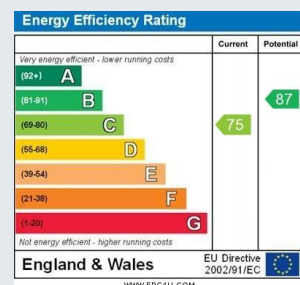
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Written quotations available on request. All loans secured on property. Life assurance is usually required.





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## GROUND FLOOR

### ENTRANCE HALL

### KITCHEN/BREAKFAST ROOM

12' 4" x 8' 4" (3.76m x 2.54m)

### LIVING/DINING ROOM

16' 10" x 11' 8" (5.13m x 3.56m)

### CLOAKROOM

## FIRST FLOOR

### BEDROOM ONE

15' 10" x 11' 6" (4.83m x 3.51m)

### BEDROOM TWO

13' 1" x 12' 4" (3.99m x 3.76m)

### BATHROOM

### OUTSIDE

The front of the property is open plan and laid to a paved driveway with parking for one car leading to single garage. Gated access to the paved courtyard which is enclosed by timber fencing and personal door to garage.

### GARAGE

17' 8" x 8' 5" (5.38m x 2.57m)

With roller shutter door to front and UPVC door to rear garden. Power and light connected. Eaves storage.

### AGENTS NOTES

The vendor informs us that the property is Freehold but there is a management fee payable of £55.00 per month. This covers the insurance, the gardeners and the inspection of the oak tree within the grounds. There are funds available for the resurfacing of the roadway when needed.

### NOTE TO PURCHASERS

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