



- Detached House
- Three Bedrooms
- Utility & Downstairs Cloakroom
- Mature Enclosed Garden
- Ever Popular Location
- No Forward Chain
- Garage and Driveway
- Property With Potential
- Walk to Town Centre

WARREN ROAD, ST IVES

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NO FORWARD CHAIN ## Three bedroom DETACHED HOUSE located in this ever popular location a short walk to the town center and close to Eastfield/Westfield schools, Warners Park and the guided busway to Cambridge. Accommodation comprises entrance hall porch, living/dining room, kitchen, generous utility room, cloakroom, three bedrooms and a shower room. The property also benefits from a single attached garage (ideal for conversion), driveway and mature front and rear gardens. The property is ideally located for all of the local amenities that St Ives town has to offer. Call to view 01480 498400.

GUIDE PRICE
£375,000

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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

LOUNGE AREA

16' 5" x 15' 1" (5m x 4.6m)

DINING AREA

9' 10" x 8' 2" (3m x 2.49m)

KITCHEN

9' 10" x 8' 2" (3m x 2.49m)

UTILITY ROOM

CLOAKROOM

LANDING

BEDROOM ONE

13' 9" x 11' 10" (4.19m x 3.61m)

BEDROOM TWO

11' 2" x 9' 10" (3.4m x 3m)

BEDROOM THREE

10' 6 Max" x 6' 3" (3.2m x 1.91m)

SHOWER ROOM

OUTSIDE

FRONT

The front of the property is enclosed by a brick wall and is laid mainly to lawn with flower and shrub borders, brick paved driveway leading to a single garage and gated side access to the rear garden.

REAR

The rear garden is enclosed by timber fencing and laid to lawn with mature shrubs and flower borders. Paved patio seating area path to side of property, outside tap.

NOTE TO PURCHASERS

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LOCATION

St Ives is a historic market town located in the county of Cambridgeshire, England. It lies on the River Great Ouse and is situated approximately 16 kilometers (10 miles) northwest of the city of Cambridge. St Ives has a population of around 18,000 people.

The town has a rich history dating back to medieval times, and it was an important trading center during the Middle Ages. St Ives is known for its picturesque riverside setting, charming narrow streets, and historic buildings. One of the notable landmarks in St Ives is the 15th-century bridge, which is one of only four surviving medieval bridges in England with a chapel on it.

St Ives has a thriving local community and offers a range of amenities and services. The town center features a variety of independent shops, restaurants, and pubs, as well as regular markets. The Norris Museum, located in St Ives, displays local history and artifacts from the area.

The surrounding countryside and waterways provide opportunities for outdoor activities such as walking, boating, and fishing. The River Great Ouse is particularly popular for boating enthusiasts, and there are several marinas and boat hire services available.

Overall, St Ives, Cambridgeshire, is a picturesque market town with a rich history, scenic surroundings, and a close-knit community. It offers a blend of historic charm and modern amenities, making it an attractive place to live or visit.

