

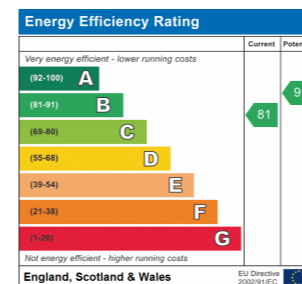


14 Freston Close, St Ives PE27 6AE

Guide Price £315,000



- Well Proportioned Town House
- Versatile Three Storey Accommodation
- En Suite And Generous Principal Bedroom
- Pleasant Garden
- Garaging And Parking
- Cul De Sac Location
- Vacant Possession From August 2023
- No Chain



Peter Lane & Partners
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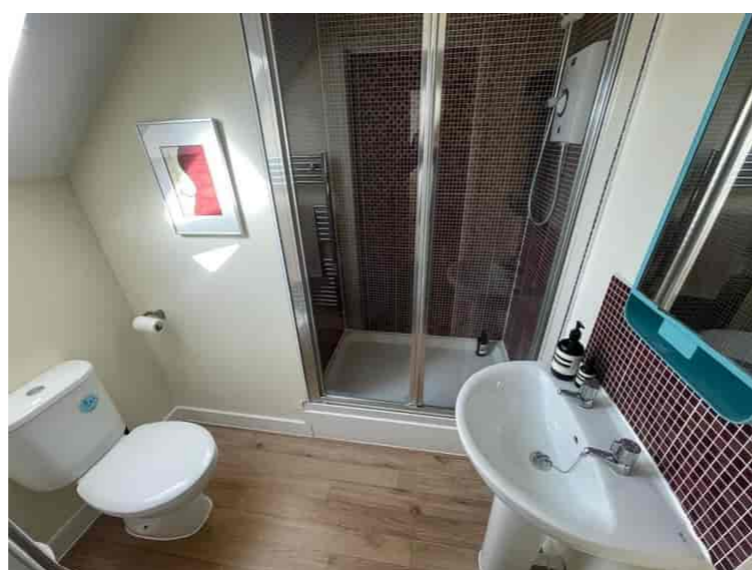
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Port Hole Panel Door To

Entrance Hall

11' 10" x 3' 5" (3.61m x 1.04m)

Single panel radiator, stairs to first floor, recessed lighting, laminate floor covering.

Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with tiling, fuse box and master switch, extractor, UPVC window to front aspect, laminate flooring.

Kitchen/Breakfast Room

13' 1" x 7' 8" (3.99m x 2.34m)

Fitted in a contemporary range of gloss cream base and wall mounted cabinets with complementing work surfaces and tiling, space for fridge freezer, drawer units, integral stainless steel electric oven and gas hob with bridging unit and extractor fitted above, plumbing for automatic dishwasher, single drainer one and a half bowl stainless steel sink unit, under and over unit lighting, recessed lighting, concealed gas fired central heating boiler serving hot water system and radiators, single panel radiator, UPVC window to front aspect.

Sitting Room

15' 8" x 14' 11" (4.78m x 4.55m)

A light double aspect room with UPVC French doors to garden terrace and UPVC window to side aspect, two radiators, under stairs storage cupboard, laminate flooring.

First Floor Landing

Double panel radiator, stairs to second floor, airing cupboard with shelving.

Bedroom 2

14' 10" x 9' 7" (4.52m x 2.92m)

Wardrobe recess, double panel radiator, laminate flooring.

Bedroom 3

14' 1" x 7' 10" (4.29m x 2.39m)

Single panel radiator, UPVC window to front aspect, laminate flooring.

Family Bathroom

6' 10" x 6' 6" (2.08m x 1.98m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin, panel bath with independent shower unit fitted over, chrome heated towel rail, extractor, LVT flooring.

Second Floor Landing

Velux window to rear aspect.

Study Area

6' 3" x 3' 1" (1.91m x 0.94m)

Principal Bedroom

21' 8" x 14' 5" (6.60m x 4.39m)

Access to loft space, UPVC window to front aspect, TV point, telephone point, radiator, laminate flooring.

En Suite Shower Room

6' 7" x 5' 7" (2.01m x 1.70m)

Fitted in a three piece white suite comprising low level WC, chrome heated towel rail, oversized screened shower enclosure with independent shower unit fitted over, pedestal wash hand basin, extensive tiling, LVT flooring.

Single Garage

Positioned to the rear with single up and over door, power, lighting and private door to the rear

Outside

The front garden is enclosed by evergreen hedging with communal parking spaces to the front and outside lighting. The rear garden is pleasantly arranged with a paved terrace, outside tap and lighting, shaped lawns and prepared borders. The garden is enclosed by a combination of panel fencing.

Agents Note

There is a Management Charge of approximately £130.00 per annum

Tenure

Freehold
Council Tax Band - D