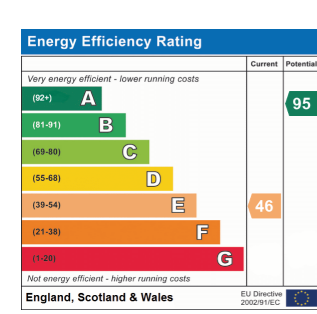




Ilex Road, St Ives PE27 3AL

£155,000

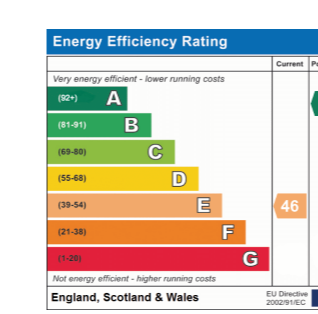
- Starter Home
- Large Double Bedroom
- Living/Dining Room
- Well Appointed Gardens
- Designated Parking
- Popular Residential Area
- Ideal First Time Buy Or Investment Opportunity
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Ilex Road, St Ives PE27 3AL

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### UPVC Double Glazed Door To

### Entrance Porch

Double glazed window to front aspect, coats hanging area, consumer unit, wall mounted electric meter, UPVC double glazed door to

### Living Room

15' 7" maximum x 13' 11" (4.75m x 4.24m) Double glazed window to side aspect, coving to ceiling, wall mounted electric heater, stairs to first floor, laminate flooring, opening to

### Kitchen

12' 7" x 6' 6" (3.84m x 1.98m) Double glazed window to front aspect, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces and tiling, stainless steel single drainer sink unit with mixer tap, space for electric cooker.

### First Floor Landing

Laminate flooring, door to

### Bedroom

13' 0" x 8' 2" (3.96m x 2.49m) A double aspect room with UPVC windows to front and side aspects, wall mounted electric heater, access to loft space, laminate flooring, storage recess.

### Family Bathroom

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over and shower screen, complementing tiling, laminate flooring.

### Outside

The garden has been laid to lawn and enclosed by panel fencing with garden shed. There is an allocated parking space.

### Agents Note

The neighbour has a right of way over the garden.

### Tenure

Freehold  
Council Tax Band - A

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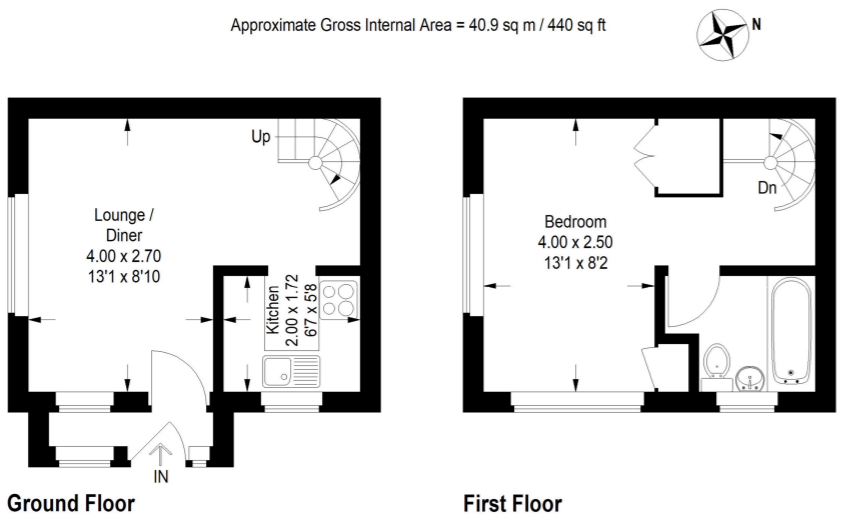
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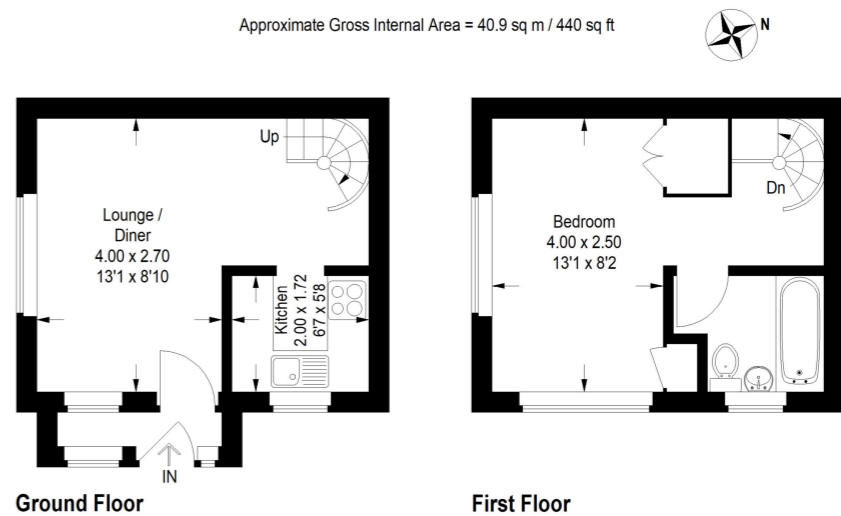
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Freehold  
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID860869)  
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