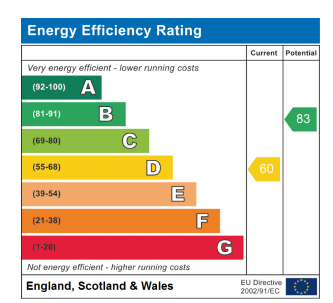




9 Beech Drive, St Ives PE27 6UB

£325,000

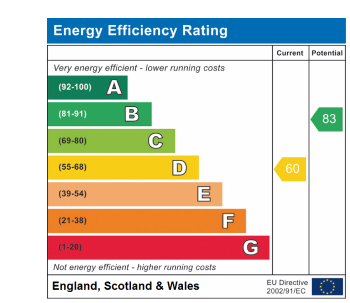
- Extended Semi Detached Home
- Three Bedrooms
- Ground Floor Bathroom And Shower Room
- Living Room/Dining Room
- Sitting Room
- Kitchen And Utility Room
- Garage And Off Road Parking
- Extremely Sought After Location



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Timber Door With Glazed Inserts To

Entrance Hall

Stairs to first floor, tiled flooring, radiator.

Ground Floor Shower Room

Fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, shower cubicle, complementing tiling, tiled flooring, wall units, radiator, recessed down lighters, sky light.

Sitting Room

16' 5" x 11' 2" (5.00m x 3.40m)

Double glazed window to front aspect, coving to ceiling, radiator, laminate flooring, wall mounted electric fire.

Living Room/Dining Room

19' 0" x 11' 2" maximum (5.79m x 3.40m)

A double aspect room with window to side aspect and French doors to rear aspect, recessed down lighters, radiator.

Kitchen

9' 10" x 9' 2" (3.00m x 2.79m)

Double glazed window to rear aspect, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiling, stainless steel single drainer sink unit with mixer tap, integrated oven and gas hob with cooker hood over, tiled flooring, radiator,.

Utility Room

11' 2" x 8' 6" (3.40m x 2.59m)

Window to rear aspect, fitted with a base and wall mounted cupboard, complementing work surfaces, single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, tiled flooring, radiator, door to **Garage**, door to rear garden.

Family Bathroom

Fitted in a four piece suite comprising low level WC, wash hand basin, bidet, 'P' shaped panel bath with mixer tap over, tiled surrounds, tiled flooring, heated towel rail, feature glass block wall.

First Floor Landing

Access to

Bedroom 1

16' 5" x 10' 2" (5.00m x 3.10m)

Double glazed window to front aspect, radiator, laminate flooring.

Bedroom 2

10' 6" x 8' 10" (3.20m x 2.69m)

Double glazed window to rear aspect, radiator, laminate flooring.

En Suite Cloakroom

Fitted in a two piece suite comprising low level WC, wash hand basin, laminate flooring, wall mounted central heating boiler.

Bedroom 3

7' 3" x 7' 3" (2.21m x 2.21m)

Double glazed window to rear, radiator, laminate flooring.

Outside

To the front of the property there is off road parking for a number of vehicles leading to the **Single Garage** with power and lighting. The front garden is laid to stone with mature shrubs and planting. The rear garden is fully enclosed with a patio seating area, garden shed and shrubs.

Tenure

Freehold

Council Tax Band - C

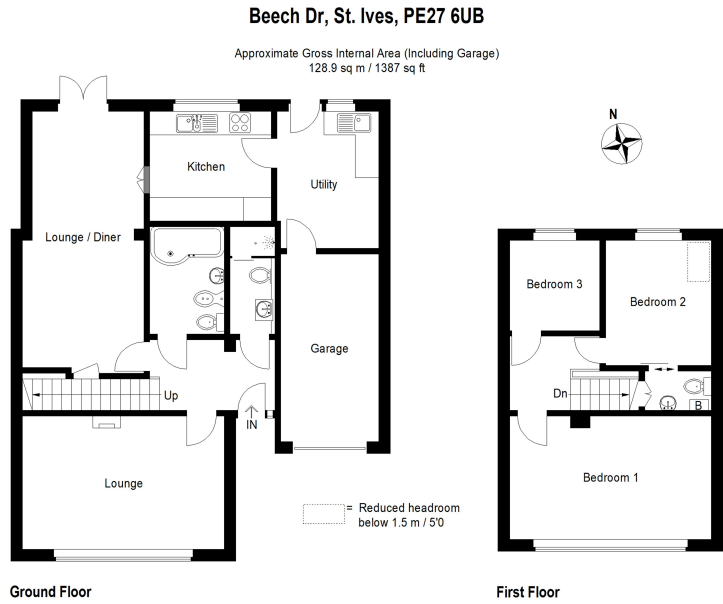


Illustration for identification purposes only, measurements are approximate, not to scale.

Huntingdon

60 High Street

Huntingdon

01480 414800

Kimbolton

24 High Street

Kimbolton

01480 860400

St Neots

32 Market Square

St.Neots

01480 406400

Mayfair Office

Cashel House

15 Thayer St, London

0870 1127099

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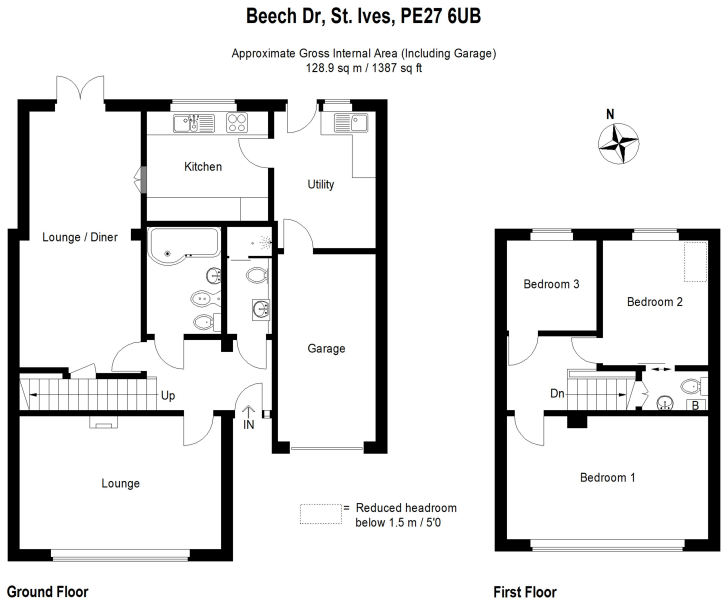


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