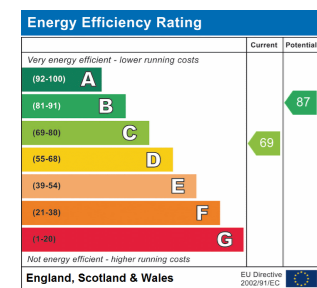




65 Edinburgh Drive, St Ives PE27 3DA

OIEO £225,000

- Three Bedrooms
- Ideal First Time Purchase
- Garage En Bloc
- Good Sized Enclosed Rear Garden
- Cul De Sac Location
- Walking Distance To Local Shops
- Extremely Popular Location
- Viewing A Must
- No Forward Chain



Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

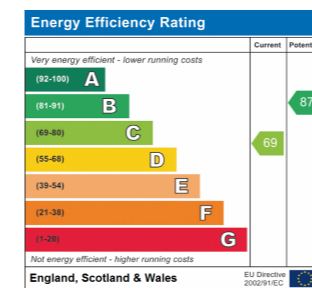
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### UPVC Composite Double Glazed Door to

### Entrance Porch

Double cupboard

### Lounge/Dining Room

23' 5" x 13' 4" (7.14m x 4.06m)

A double aspect room with two double glazed windows to front and two double glazed windows to rear, double glazed French doors to decking, two radiators, shelved cupboard.

### Kitchen

10' 5" x 6' 0" (3.17m x 1.83m)

Double glazed window to rear, fitted in a range of base and wall mounted units, drawer units, complimenting work surfaces, tiled splash backs, under unit lighting, one and a half bowl sink and drainer with mixer tap over, fitted electric oven and hob with cooker hood over, space and plumbing for washing machine, wall mounted combination boiler.

### First Floor Landing

Access to loft space.

### Bedroom 1

11' 5" x 7' 9" (3.48m x 2.36m)

Double glazed window to front, coving to ceiling, radiator, wardrobe with sliding doors providing shelving and hanging space.

### Bedroom 2

8' 7" x 6' 5" (2.62m x 1.96m)

Double glazed window to rear, radiator.

### Bedroom 3

8' 1" x 6' 7" (2.46m x 2.01m)

Double glazed window to rear, radiator.

### Family Bathroom

Fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with mixer shower attachment over, fully tiled walls, heated towel rail, light tunnel.

### Outside

Pathway to front door, outside storage cupboard, courtesy light, slate decorative beds and shrubs. The rear garden is fully enclosed by fencing, decking area, two garden sheds, laid to gravel, borders and garage en bloc nearby.

### Tenure

Freehold

Council Tax Band - B

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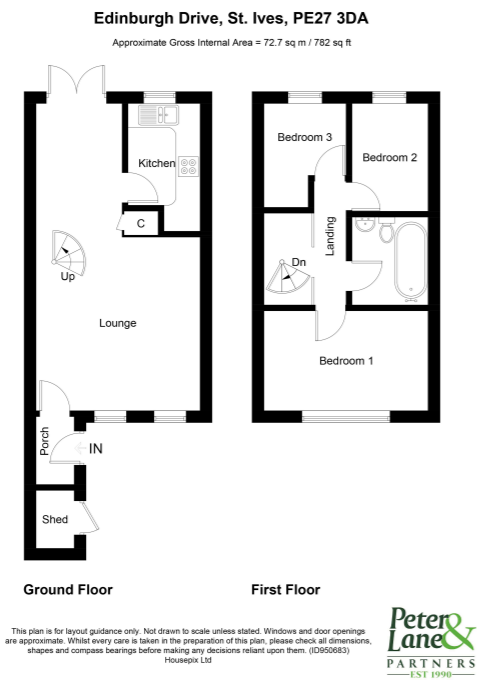
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