

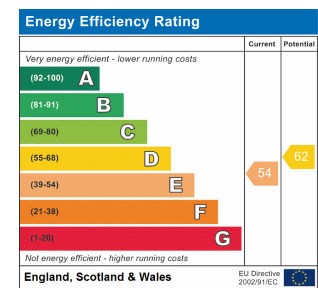


Erica Road, St Ives PE27 3AE

£290,000



- Ideal First Time Buy
- Semi Detached House
- Three Double Bedrooms
- Living Room & Separate Dining Area
- Conservatory
- Shower Room And Ensuite Bathroom
- Front And Rear Garden
- Walking Distance to Local Amenities
- Popular Location
- No Forward Chain



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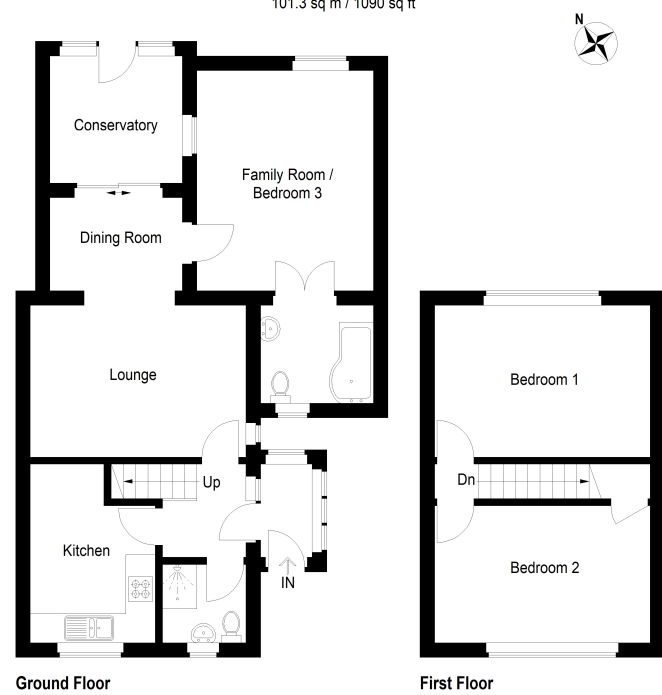
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Approximate Gross Internal Area
101.3 sq m / 1090 sq ft



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. (ID1069849)
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UPVC Double Glazed Door To

Entrance Porch

Double glazed windows to side and rear, UPVC double glazed door to

Entrance Hall

Stairs to first floor, parquet flooring.

Ground Floor Shower Room

Double glazed window to front, fitted in a three piece suite comprising low level wc, wash hand basin, shower cubicle, tiled surrounds, radiator, tiled floor.

Living Room

14' 1" x 10' 2" (4.29m x 3.10m)

Double glazed window to side, coving to ceiling, radiator, laminate effect flooring, opening to

Dining Area

8' 10" x 6' 7" (2.69m x 2.01m)

Double glazed sliding patio doors to conservatory, radiator, laminate effect flooring.

Conservatory

8' 10" x 8' 2" (2.69m x 2.49m)

Double glazed door to garden, two double glazed windows to rear.

Kitchen

11' 10" x 8' 2" (3.61m x 2.49m)

Double glazed window to front, fitted in a range of base, drawer and wall mounted units, complementary work surfaces, stainless steel single drainer sink unit, fitted electric oven and gas hob with cooker hood over, spaces and plumbing for washing machine and dishwasher, complementing tiling, radiator, tiled flooring.

Bedroom 1

14' 5" x 11' 10" (4.39m x 3.61m)

Double glazed window to rear, radiator, coving to ceiling, recessed down lighters laminate effect flooring.

En Suite Bathroom

Double glazed window to front, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower screen, complementing tiling, radiator.

First Floor Landing

Access to loft space.

Bedroom 2

14' 5" x 8' 10" (4.39m x 2.69m)

Double glazed window to rear, radiator.

Bedroom 3

14' 5" x 10' 2" (4.39m x 3.10m)

Double glazed window to front, radiator, built in cupboard.

Outside

The front garden is laid to gravel with low maintenance in mind and pathway to front door. Side gated access leads to the rear garden which is fully enclosed with outside lighting, decked seating area with gazebo over, garden shed and pond. There is parking available adjacent to the property.

Tenure

Freehold

Council Tax Band - B



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