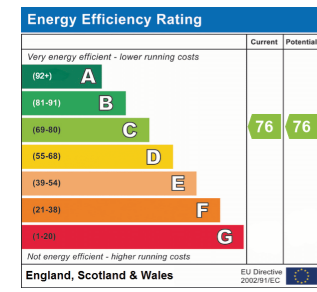




Woolpack Lane, St Ives PE27 5EF

£260,000

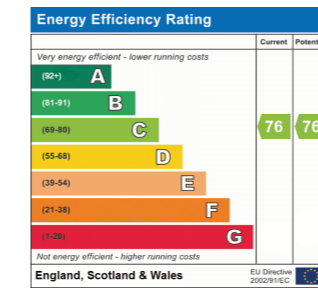
- Three Double Bedrooms
- Principal Bedroom with Juliette Balcony
- Open Plan Kitchen/Living Area
- A Charming Three Storey Maisonette
- Town Centre Location
- Outside Store
- Permit Parking Available
- A Short Walk To Guided Bus Way
- Perfect First Time Purchase Or Investment
- Share of Freehold - No Management Charges Incurred



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### Composite and Double Glazed Door to

#### Entrance Hall

Coats hanging space, radiator, stairs leading to

#### First Floor Landing

Window to front aspect, radiator, raising to second floor

#### Bedroom 1

11' 10" x 11' 10" (3.61m x 3.61m)

Circular feature window to rear aspect, French doors opening to Juliette balcony, radiator.

#### Bedroom 2

10' 4" x 8' 8" (3.15m x 2.64m)

Circular feature window to front aspect, additional window to front aspect, radiator.

#### Bedroom 3

9' 4" x 8' 4" (2.84m x 2.54m)

Window to rear aspect, radiator.

#### Family Bathroom

Window to front aspect, fitted in three piece suite comprising low level WC, Wash hand basin, panel bath with shower unit over, shower screen, tiled surrounds and heated towel rail.

### Second Floor Landing

Velux window to front aspect, storage cupboard.

#### Open Plan Living/Kitchen

18' 3" x 15' 8" (5.56m x 4.78m)

Sloping ceilings with Velux windows to front and rear aspects providing roof top views over St Ives, two radiators, fitted in a range of base and wall mounted units, drawer units, complementary work surfaces, tiled surrounds, stainless steel sink and drainer with mixer tap over, space for cooker, fitted electric hob with cooker hood over, space and plumbing for washing machine, eaves storage cupboards.

#### External Storage Cupboard

Housing Gas Central Heating Boiler

#### Agents Notes

Permit Parking Available Nearby.

#### Tenure

Share Of Freehold

No Service or Management Charges

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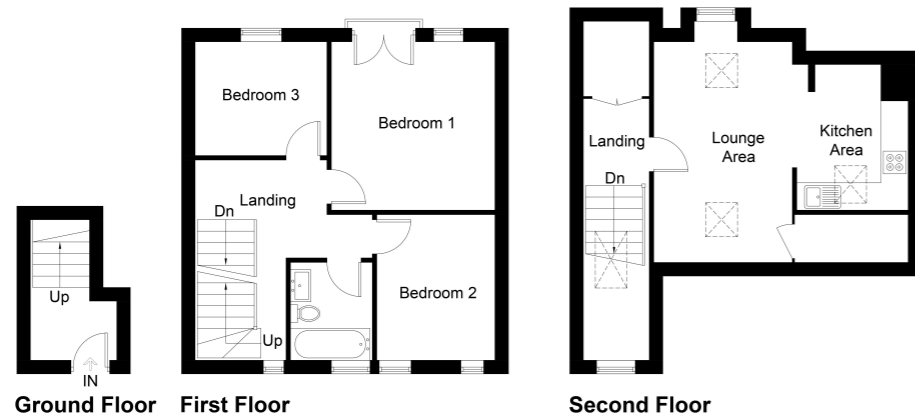
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#### Tenure

Share Of Freehold

No Service or Management Charges

Approximate Gross Internal Area = 88.9 sq m / 957 sq ft



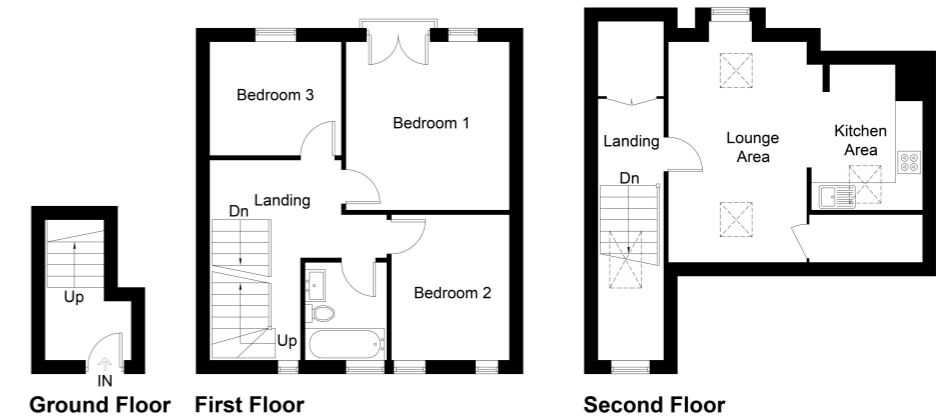
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1078957) Housepix Ltd



<b>Huntingdon</b> 60 High Street Huntingdon 01480 414800	<b>Kimbolton</b> 24 High Street Kimbolton 01480 860400	<b>St Neots</b> 32 Market Square St. Neots 01480 406400	<b>Mayfair Office</b> Cashel House 15 Thayer St, London 0870 1127099
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