



The Pound, St Ives PE27 3XQ

Guide Price £350,000



- Generous Extended Family Home
- Impressive Re-Fitted 25' Kitchen/Breakfast Room
- Extended 25' Principal Bedroom
- Re-Fitted Family Bathroom
- UPVC Double Glazing
- Well Presented Accommodation Throughout
- Tandem Garaging And Three Car Driveway
- Walking Distance Of Town Centre

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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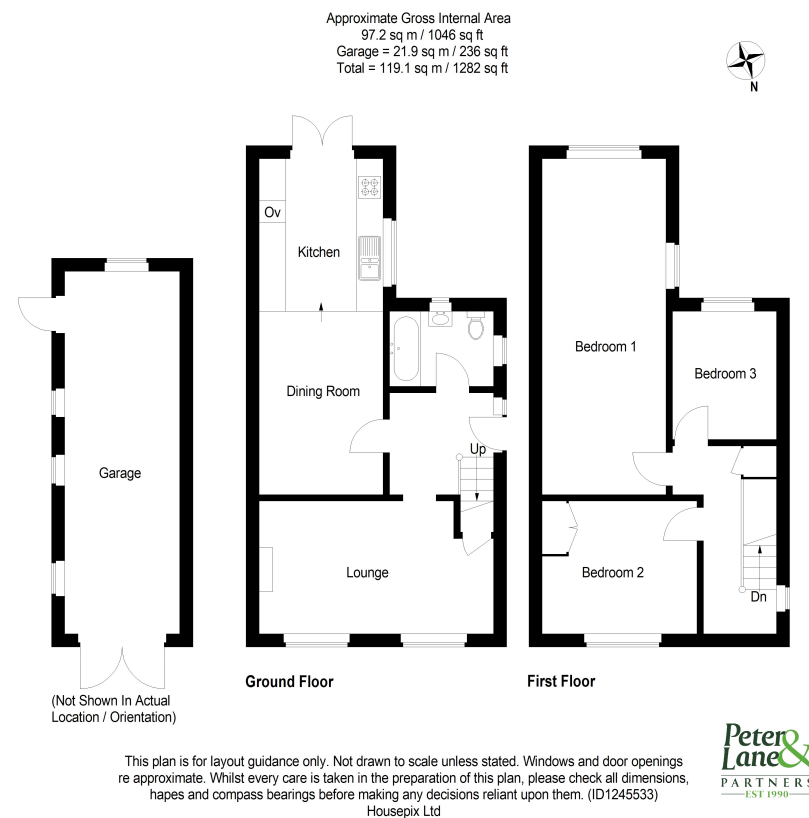
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## Integral Storm Canopy Over

Composite glazed panel door to

## Entrance Hall

8' 4" x 6' 8" (2.54m x 2.03m)

Shelved cloaks cupboard, laminate flooring and stairs to the first floor.

## Family Bathroom

7' 8" x 5' 3" (2.34m x 1.60m)

Re-fitted in a quality three piece range of white sanitary ware comprising low level WC with concealed cistern, pedestal wash hand basin, claw foot roll top bath, recessed lighting, full porcelain tiling, a double aspect room with UPVC windows to front and rear, chrome heated towel rail, ceramic tiled flooring.

## Sitting Room

17' 7" x 10' 3" (5.36m x 3.12m)

Two UPVC windows to front aspect, double panel radiator, understairs storage cupboard, coving to ceiling.

## Kitchen/Dining Room

25' 0" x 9' 2" (7.62m x 2.79m)

A light double aspect room with UPVC French doors to garden terrace and UPVC window to side aspect, tiled accent wall, double panel radiator, coving to ceiling, fitted in a contemporary range of handleless base and wall mounted cabinets with complementing work surfaces and tiled surrounds, single drainer one and a half bowl enamel sink unit with directional mixer tap, appliance spaces, drawer units, integral electric oven and ceramic hob with suspended extractor fitted above, laminate flooring.

## First Floor Landing

UPVC window to side aspect, access to insulated loft space, shelved airing cupboard housing gas fired central heating boiler serving hot water system and radiators.

## Bedroom 1

25' 5" x 9' 9" (7.75m x 2.97m)

A generous extended space with two double panel radiators, a double aspect room with UPVC windows to two rear aspects.

## Bedroom 2

11' 6" x 10' 4" (3.51m x 3.15m)

UPVC window to front aspect, single panel radiator, double wardrobe with hanging and storage,.

## Bedroom 3

9' 7" x 7' 7" (2.92m x 2.31m)

UPVC window to rear aspect, extensive wardrobe range with hanging and storage, single panel radiator,.

## Outside

To the front there is an extensive driveway giving parking for several vehicles accessing the **Single Garage** measuring 24' 3" x 8' 6" (7.39m x 2.59m) with double timber doors, power, lighting and gated access to the front,. The front garden is lawned and enclosed by evergreen hedging with outside lighting. The rear garden is pleasantly arranged with an extensive paved terrace, areas of shaped lawn, a paved seating area to the rear boundary, stocked with established rose beds, ornamental shrubs and enclosed by a combination of panel fencing and brick walling, brick built planters and mature ornamental trees.

## Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

## Tenure

Freehold

Council Tax Band - C

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