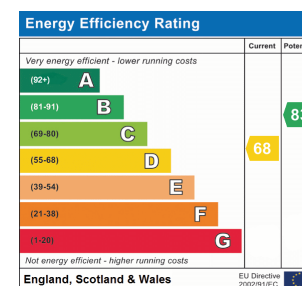




Swan Close, St Ives PE27 6HX

Guide Price £335,000

- Beautifully Presented Semi Detached Home
- Four Bedrooms
- Spacious Living Room
- Stunning Kitchen/Breakfast Room
- Re-Fitted Family Bathroom
- Vastly Improved And Modernised By The Current Owners
- Driveway Parking
- Popular Residential Area
- Walking Distance To Local Amenities
- Excellent First Time Purchase



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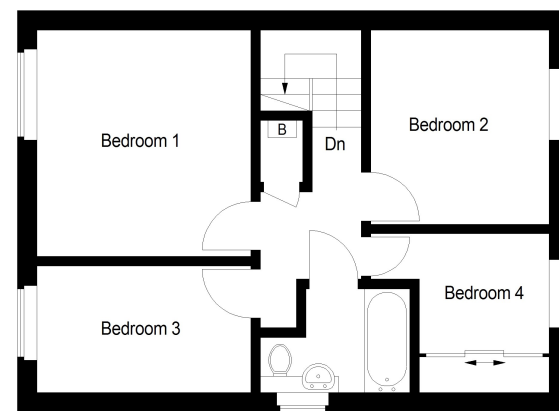
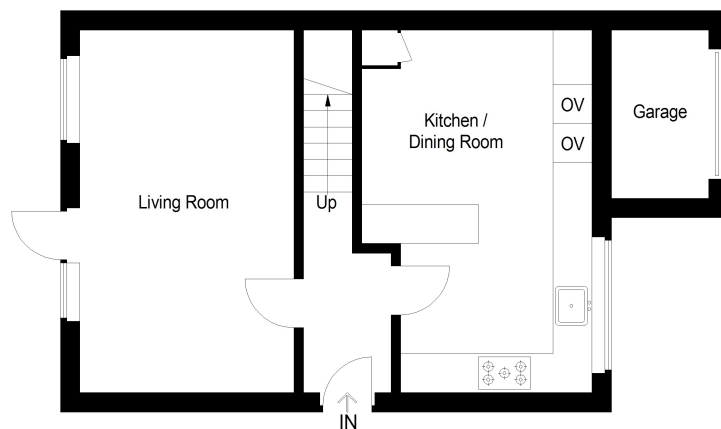
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Approximate Gross Internal Area = 88.8 sq m / 956 sq ft
Garage = 4.1 sq m / 44 sq ft
Total = 92.9 sq m / 1000 sq ft



Ground Floor

First Floor

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. (ID1231192)
Housepix Ltd



UPVC Double Glazed Door To

Entrance Hall

Stairs to first floor, wood effect flooring, contemporary style vertical radiator.

Kitchen/Breakfast Room

18' 0" x 10' 5" (5.49m x 3.17m)

Double glazed window to front aspect, fitted in a comprehensive range of base and wall mounted units with Quartz complementing work surfaces and up-stands, drawer units, inset sink unit with mixer tap, integrated appliances to include electric oven, induction hob with cooker hood over, microwave, warming drawer, fridge/freezer, dishwasher and washing machine, central island breakfast bar with drawer units, understairs storage cupboard, radiator, recessed downlighters, wood effect flooring.

Living/Dining Room

18' 3" x 10' 10" (5.56m x 3.30m)

Double glazed window to rear aspect, UPVC double glazed door to rear, wood effect flooring.

First Floor Landing

Access to loft space, storage cupboard housing central heating boiler.

Bedroom 1

11' 4" x 10' 8" (3.45m x 3.25m)

Double glazed window to rear aspect, radiator.

Bedroom 2

9' 8" x 9' 3" (2.95m x 2.82m)

Double glazed window to front aspect, radiator.

Bedroom 3

10' 10" x 6' 5" (3.30m x 1.96m)

Double glazed window to rear aspect, radiator, wood effect panel work.

Bedroom 4

6' 6" x 6' 2" (1.98m x 1.88m)

Double glazed window to front aspect, wardrobes with sliding doors with hanging rail, radiator.

Family Bathroom

Fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with shower unit over and drench style head, hand held attachment and shower screen, tiled surrounds, heated towel rail, double glazed window to side aspect, recessed downlighters.

Outside

To the front is a block paved driveway for one vehicle and pathway to the front door. The front garden is open plan and laid to lawn, the side garden is laid to lawn with mature planting, side gated access to the rear garden with patio seating area, laid to lawn, planting and enclosed by panel fencing and brick walling.

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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