



HARVEY ROBINSON

Offers In Excess Of

£170,000

62 Welland Close

St Ives, PE27 3FL

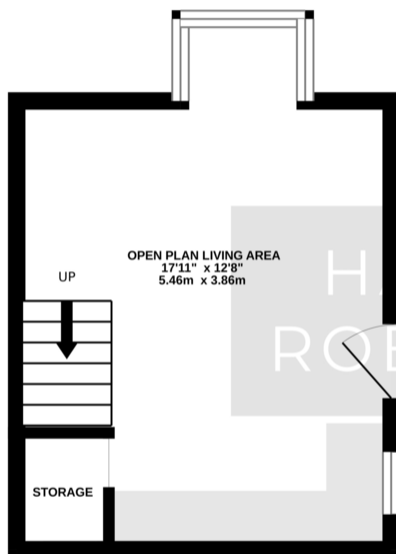
PROPERTY SUMMARY

Harvey Robinson Estate Agents in St. Ives are delighted to offer for sale this immaculately presented, one bedroom cluster home. The property has been thoughtfully updated by the current owner and offers open plan living with new flooring and carpets throughout, making it perfect as an investment or first time purchase. In brief the property consists of a lounge with a large bay window flooding the room with light and a refitted kitchen with a built in hob and oven. To the first floor there is a generous double bedroom with fitted wardrobe space. There is an additional storage cupboard within the bedroom currently housing a tumble dryer. There is also a family bathroom fitted in a white three piece suite with complimentary tiling. There is an outside storage cupboard to the front of the property which can be found on a good sized plot which is mainly laid to lawn with a pathway leading to an allocated off road parking space. Viewing of this immaculately presented home is highly recommended and can be organised by contacting our St Ives office.

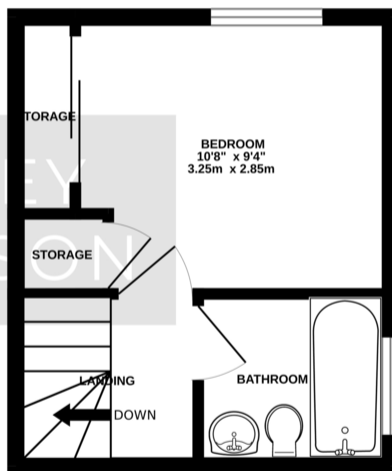




GROUND FLOOR
204 sq.ft. (18.9 sq.m.) approx.



1ST FLOOR
192 sq.ft. (17.8 sq.m.) approx.

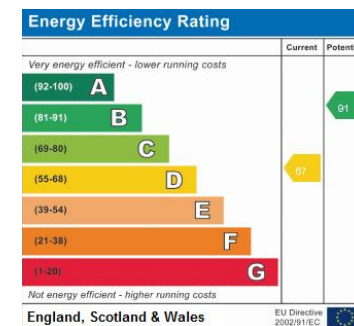


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TOTAL FLOOR AREA : 395 sq.ft. (36.7 sq.m.) approx.
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FAQs

Tenure: Freehold
Council Tax Band: A
EPC Rating: D
What3Words: ///grant.people.attention
Postcode for Satvav: PE27 3FL
Approximate Rental Return: £850 - £875 pcm
Seller's Onward Movements: Upsizing Locally
School Catchment Areas: Wheatfields Primary
and St Ivo Secondary
EPC Rating: D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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