



8 Monarch Court, St. Ives
Cambridgeshire. PE27 5BU.

Asking Price
£184,995

- **MODERN TOWNHOUSE**
- **GROUND FLOOR CLOAKROOM**
- **TOWN CENTRE LOCATION**
- **ALLOCATED PARKING SPACE**
- **COMMUNAL COURTYARD**

THREE BEDROOMS
LOUNGE/DINER
FITTED KITCHEN
VISITOR PARKING
EN-SUITE W.C.

BATHROOM

Three piece suite comprising bath with mixer shower over, pedestal wash hand basin, low-level WC, ceramic tiling, extractor fan, radiator.

SECOND FLOOR LANDING

Door to storage cupboard and Bedroom 2.

BEDROOM 2

3.92m (12'10") x 3.01m (9'11")

Double glazed skylight window to front, radiator, TV point, coving to ceiling, access to eaves space, range of built in cupboards and door to en-suite.

EN-SUITE

Low-level WC and wash hand basin with tiled surrounds.

OUTSIDE

There is a block paved allocated parking for one car in front of the property. There is communal courtyard with flower beds and visitor parking spaces.

Entrance door with glazed panels to:

ENTRANCE HALL

Under-stairs cupboard, radiator, coving to ceiling, stairs to first floor. Doors leading to Kitchen, Lounge/Diner & Cloakroom.

CLOAKROOM

Double glazed sash window to front, two piece suite comprising, wash hand basin and low-level WC, ceramic tiling, radiator.

FITTED KITCHEN

3.30m (10'10") x 1.71m (5'7")

Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer, plumbing for washing machine, built-in oven, four ring gas hob with stainless steel splash back & extractor hood over, double glazed sash window to front, concealed wall mounted gas boiler.

LOUNGE/DINER

3.98m (13'1") x 3.63m (11'11")

Double glazed sash window to rear, TV point, coving to ceiling.

FIRST FLOOR LANDING

Double glazed sash window to front, airing cupboard, radiator, coving to ceiling, stairs to second floor.

BEDROOM 1

3.98m (13'1") x 2.33m (7'8")

Two double glazed sash windows to rear, fitted wardrobes, radiator, coving to ceiling.

BEDROOM 3

2.39m (7'10") x 1.90m (6'3")

Double glazed sash window to front, radiator, coving to ceiling.

IMPORTANT NOTICE: These particulars are intended only as a guide to the property. They do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects including dimensions and/or other measurements relating to the size of rooms, buildings and any garden or land. The floorplans, if included should only be viewed in conjunction with the sales particulars; they are for indicative purposes only and are not to scale. Dimensions, walls, windows, doors, fixtures & fittings and their locations are for identification only; they may be inaccurate in important respects and may not a true representation.