



HARVEY ROBINSON

£300,000  
East Street  
St Ives, PE27 5PB



- Victorian Mid Terraced Home
- Two Double Bedrooms
- Ensuite to Master Bedroom
- Refitted Family Bathroom

- Charming Character Features
- Open Plan Living Accommodation
- Town Centre Location
- Allocated, Private Parking



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are thrilled to offer For Sale this rarely available two bedroom Victorian terraced home in St Ives. Extensively renovated in 2009 and further improved by the current owner, the property offers an excellent mix of characterful features and modern living and would make an excellent first time buyer, downsize or investment. Located within a stones throw of the thriving market town of St Ives, the property is centred around an impressive, open-plan lounge / dining room with a spectacular ceiling height. Flooded with light from the oversized gothic style, arched windows, this room is light and airy and offers huge versatility in how it can be used. Completing the ground floor is a kitchen breakfast room with ample storage and appliance space, a refitted cloakroom and a generous storage cupboard, perfect for coats and shoes. To the first floor, the master bedroom and ensuite can be found to the front as well as the family bathroom to the rear. Both bathrooms have been refitted by the current owner and have been done so in a style that complements that age of the property. The second floor houses the second bedroom which is also a double room and benefits from a velux window and built-in storage. Outside, despite being located so close to the town centre and the amenities that this has to offer, the property benefits from both front and rear gardens. Both are hard landscaped and offer an oasis in which to enjoy the sunshine. Additionally, there is allocated off road parking that can be found just behind the rear garden as well as visitor parking in a number of nearby car parks. Immaculately presented throughout, this property must be viewed to be appreciated. Appointments can be organised by contacting our St Ives office.



### LOCATION AND AMENITIES

St Ives is one of Cambridgeshire's best-loved towns. It has a huge amount to offer homebuyers, including a scenic riverside location, plenty of large family properties, and great local amenities, to name just a few. The centre of St Ives is within walking distance and is approximately 500 yards away. In St Ives you will find plenty of shops along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. Within half a mile in the opposite direction of town you will find a Morrisons & Aldi supermarket along with various other restaurants. One of St Ives' biggest draws is its proximity to Cambridge, the A1309 is just a mile from the property and provides easy access into the centre of Cambridge in approximately 20 minutes, in addition the St. Ives Park & Ride terminal is only a five-minute walk away. The nearest station is at Huntingdon, which is just a ten-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour. A popular primary school can also be found within a few minutes' walk of the property.







## FAQ'S

Tenure: Freehold

Property Constructed: 1876

Post Code for SatNav: PE27 5PB

What3Words Location: verges.hired.rejoiced

Council Tax Band: C

EPC Rating: D

School Catchment Areas: Thorndown Primary and St Ivo Secondary

Seller's Onward Movements: Upsizing Locally

Current Owners Lived in Property: 2020

Boiler Replaced: 2023

Approximate Rental Value: £1300 per month

Conservation Area: Yes

Rear Garden Boundaries: Left and Rear

Service Charge for Parking: £352 per annum in 2024

Water Meter: Yes

UPVC Windows Replaced: Since 2008 with a new Composite Door fitted since 2020

Consumer Unit Replaced: 2020

Bathrooms Refitted: Since 2020



## GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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For independent whole of market mortgage advice please call the team to book your appointment.

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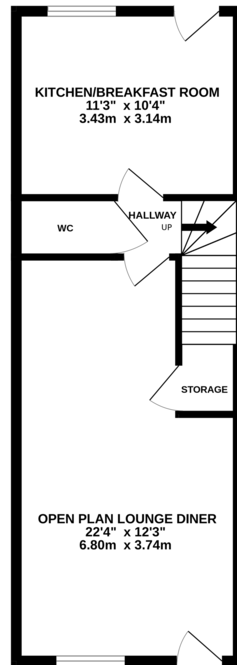
4.9 Star Google Review Rating







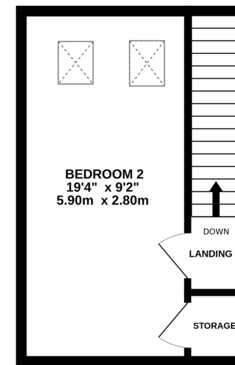
GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



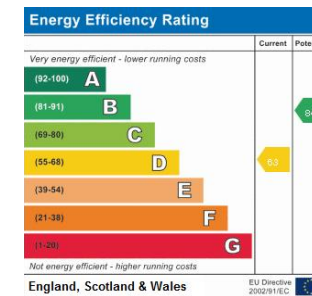
1ST FLOOR  
314 sq.ft. (29.1 sq.m.) approx.



2ND FLOOR  
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.0 sq.m.) approx.  
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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

## OFFICE ADDRESS

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