



HARVEY ROBINSON

Offers In Excess Of
£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

2 

2 

1 



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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

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

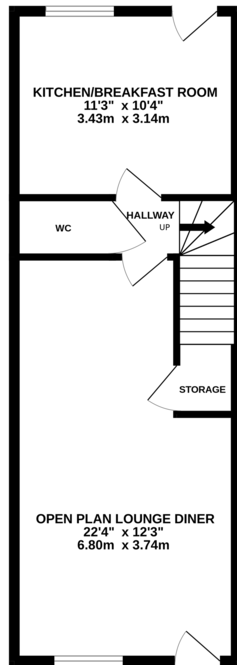
View all our properties at [harveyrobinson.co.uk](https://www.harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2024
British Property Awards 2024 – Gold Winner
4.9 Star Google Review Rating





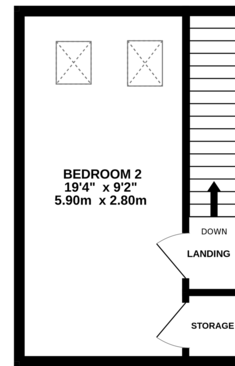
GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

9 White Hart Court, St Ives,
Cambridgeshire, PE27 5EA

CONTACT

01480 454040
stives@harveyrobinson.co.uk
www.harveyrobinson.co.uk