



Guide Price

£270,000

21 Waveney Road

St Ives, PE27 3FN

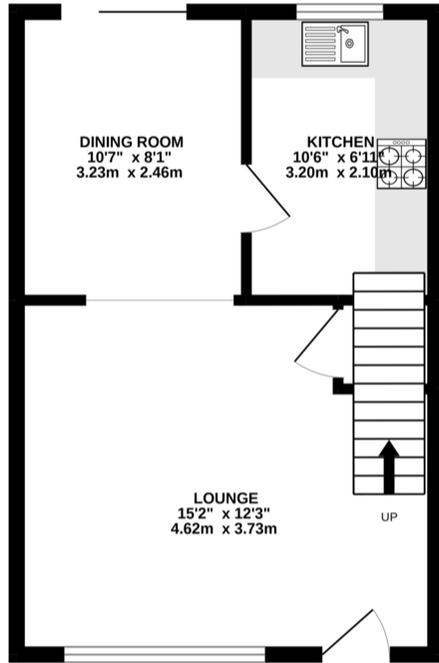
## PROPERTY SUMMARY

Harvey Robinson estate agents in St Ives are delighted to offer for sale this well-presented three-bedroom mid-terraced property situated within the popular market town of St Ives. The accommodation in brief consists of an open-plan lounge/diner and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. Outside, the property has a beautifully presented private rear garden, enclosed by recently replaced fencing and including a shed, pergola, and built-in barbecue. Additionally, there is a single garage, an allocated off-road parking space and a well-maintained front garden. Within close proximity of the property there is a Co-op, a veterinary surgery, a hairdresser, takeaway, pub/restaurant and a community centre. Please contact our St Ives office to arrange a viewing. St Ives is one of Cambridgeshire's best-loved towns. It has a huge amount to offer homebuyers, including a scenic riverside location and great local amenities. One of St Ives' biggest draws is its proximity to Cambridge, the A1309 is just two miles 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 drive away. You'll find plenty of shops in St Ives, along with some great independent stores and cafes, which make shopping a real pleasure. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. The nearest station is at Huntingdon, which is just a fifteen-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour. A popular primary and secondary school can be found close by.

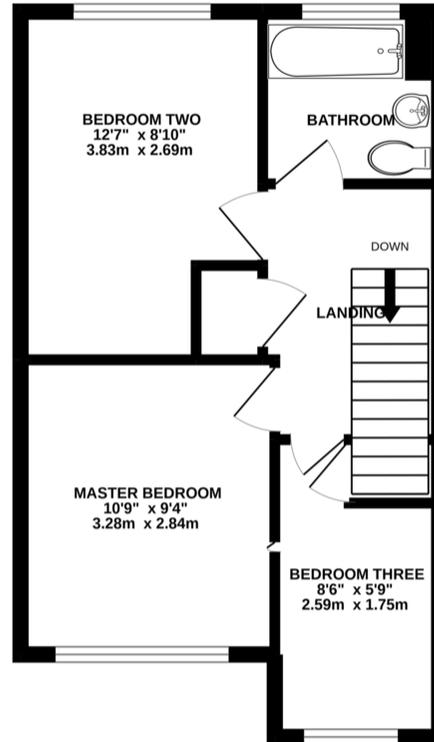




GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 sq.m.) approx.

## FAQs

Property Built: 1980's

Council Tax: B

Vendors Onward Movements: Upsizing

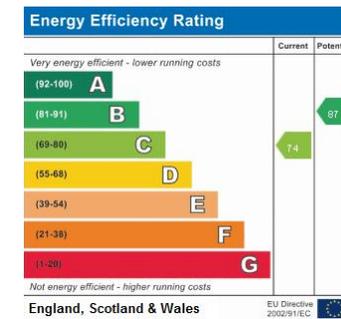
Garden Aspect: South

Water Meter: Yes

School Catchments: Wheatfields and St. Ivo

Loft Boarded: No

Rental Value: Approximately £995 pcm



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



### OFFICE ADDRESS

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### CONTACT

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