



HARVEY ROBINSON

Offers in Excess of  
**£340,000**  
Wilson Way  
St Ives, PE27 6TG

- Three Bedrooms
- Mid Terraced Home
- Enclosed Rear Garden
- Two Off-Road Parking Spaces

- En-Suite to Master
- Downstairs Cloakroom
- Overlooking a Green
- Situated on The Spires Development





## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this three-bedroom family home located within the highly desirable Spires development in St Ives. Constructed in 2019, this property is perfect for both first time buyers as well as young families. Providing a perfect balance of modern living and stylish design, the ground floor of this home consists of an entrance hall, spacious lounge and an open plan kitchen/diner which boasts integrated appliances and ample worktop space. Upstairs, there are three well-proportioned bedrooms, a family bathroom which has been fitted with a white three piece suite and an en-suite to the master bedroom. Outside, there is an enclosed rear garden, and there are two off-road parking situated within a courtyard to the rear. To the front of the property, there is a pleasant communal green space which provides a lovely view. Interest in this home is expected to be high, so to avoid disappointment, please contact our St. Ives branch to arrange a viewing.



## 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 1/2 of a mile 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 A1307 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. 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

Postcode for SatNav: PE27 6TG

What3Words Location: ///demanding.mens.wear.locating

Council Tax: C

Property Constructed: 2018

How Long Have the Current Owners Lived Here: Since New

Tenure: Freehold

EPC Rating: B

Maintenance Charge: £46 per month

Sellers Onward Movements: Upsizing Locally

Primary School Catchment: Thorndown Primary

Secondary School Catchment: St Ivo Academy

Garden Aspect: South

Rear Boundary Responsibility: Rear & Right (with back to the property)

Loft: Part Boarded, No light or Ladder



### 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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British Property Awards 2023 & 2024 – Gold Winner

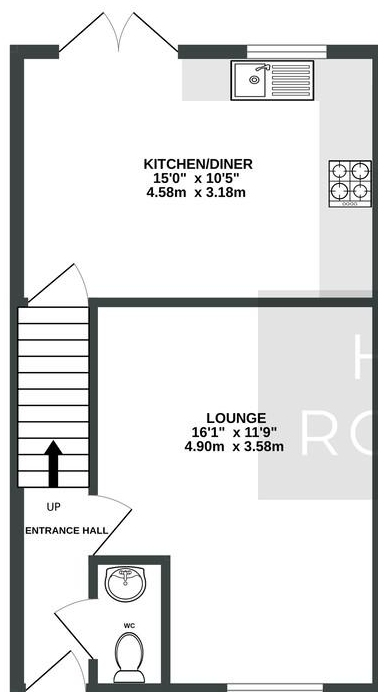
4.9 Star Google Review Rating



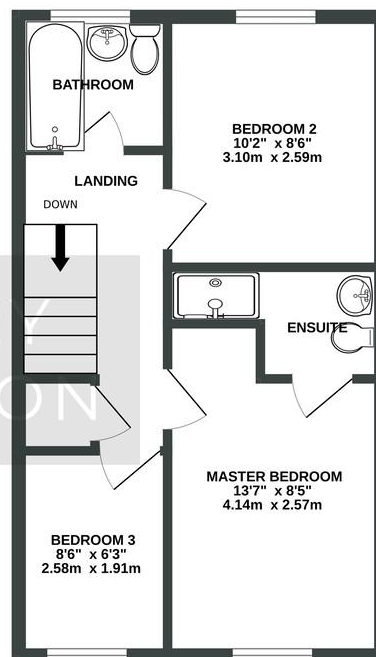




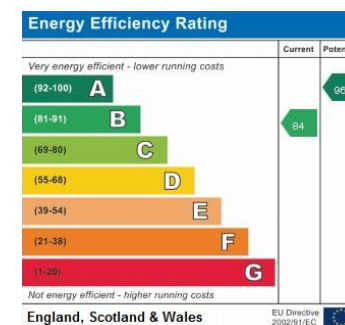
GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 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

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