



HARVEY ROBINSON

Offers In Excess Of
£400,000

8 Burleigh Terrace

St. Ives, PE27 5PH

- Victorian Terraced Home
- Three Bedrooms
- Arranged over Three Floors
- Two Reception Rooms

- Utility Room and W/C
- Allocated Off Road Parking
- Front and Rear Gardens
- Immaculately Presented Throughout



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer For Sale this rarely available mid-terraced Victorian home in St Ives. Arranged over three floors, this property offers versatile accommodation in a central location, within walking distance of the bustling market town centre of St Ives. Whilst the property has been modernised throughout, the home retains a number of original features meaning that the property offers an excellent mix of modern living and character charm. Upon entering the front door, you are greeted with a light and airy entrance hall with a tiled floor in keeping with the property's age, providing access to the ground floor accommodation. There are two reception rooms; a lounge and a dining room both with feature fireplaces and exposed timber flooring. The kitchen has been refitted in a shaker style and incorporates a range oven, fridge freezer and a dishwasher and leads to the utility room providing space for further appliances. Completing the ground floor is a w/c to the rear of the property. To the first floor, there is a four piece family bathroom which has been refitted, the master bedroom with built-in storage and feature fireplace and the third bedroom. The second floor comprises the second bedroom which benefits from velux windows with black out blinds making this a versatile space which could be utilised as a home office or playroom. The rear garden is a courtyard space and provides access via a gate to Crown Walk. To the front, the garden has been enclosed by timber fencing making this a private and secluded space. This area is largely hard landscaped and provides a well-established but low maintenance area to enjoy outdoor dining or enjoying the sunshine. The property benefits from a boiler that has been replaced in 2016, refitted UPVC windows throughout and shutters to the front of the property which were added by the current owner. Viewing of this truly spectacular example of a period property is highly recommended and 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

Post Code for SatNav: PE27 5PH

What3Words Location: ///bitter.defers.quibble

Property Constructed: 1901

Council Tax Band: D

EPC Rating: D

Owned For: 3 Years

Seller's Onward Movements: Relocating Out Of Area

School Catchment Areas: Eastfield Primary School, St Ivo Secondary School

Rear Garden Aspect: South East

Rear Garden Boundaries: Rear Gate / Fence

Water Meter: Yes

Boiler Installed: 2016, with service history

UPVC Windows: 2021

Parking: One space directly in front of the front garden.



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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Rated Exceptional in Best Estate Agent Guide 2024

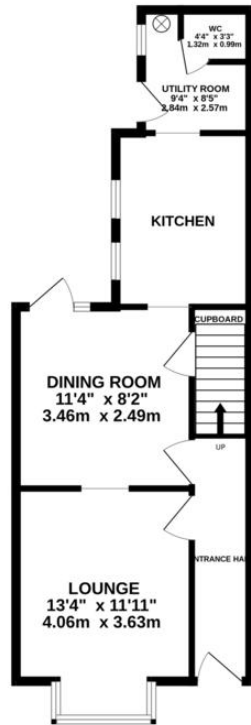
British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating

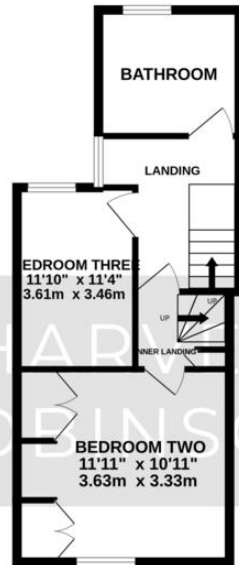




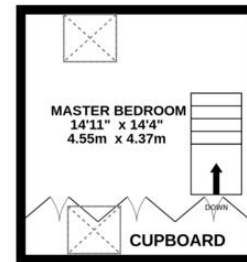
GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



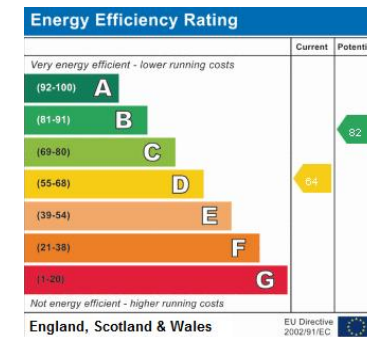
1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
229 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 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

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