



HARVEY ROBINSON

Offers In Region Of  
**£270,000**  
**Burstellars**  
St Ives, PE27 3YN



- Semi Detached Home
- Three Double Bedrooms
- Extended Accommodation
- Two Reception Spaces

- Potential to Improve
- Single Garage
- Ample Off Road Parking
- No Forward Chain



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this extended semi detached home in the centre of St Ives. Available with no forward chain, the property offers the potential to improve throughout and in brief consists of an entrance hall leading to an open plan, extended lounge dining room with doors leading to the rear garden, a kitchen and a bathroom downstairs. Upstairs, there are three double bedrooms, two of which span the entire width of the property. There is a single garage with up and over door to the side of the property with a driveway suitable for numerous vehicles. The rear garden is mainly laid to lawn with mature shrubs, borders and a large section of patio. There is a shed suitable for storage to the rear of the garden in addition to the garage. There is also a pleasant front garden which is lawned and offers privacy from the road. This property would be perfect for a young family or anyone wanting to put their own stamp on a property. Early viewing is advised 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 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 & Lidl supermarket along with various other restaurants. 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. 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 3YN

What3Words Location: burn.stood.polar

Council Tax Band: C

EPC Rating: C

Primary School Catchment: Wheatfields Primary School

Secondary School Catchment: St. Ivo Academy

Seller's Onward Movements: No Forward Chain

Current Owner's Lived in Property: Since 1976

Boiler Refitted: Within the Last 10 years

Front Door Refitted: 2015

Radiators Refitted: Within the Last 18 months



### 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.

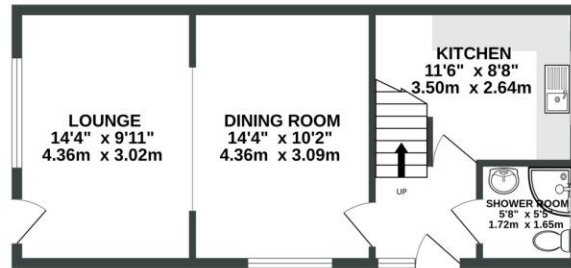
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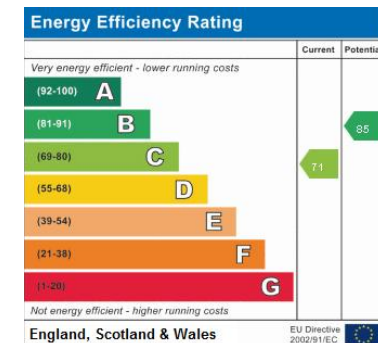
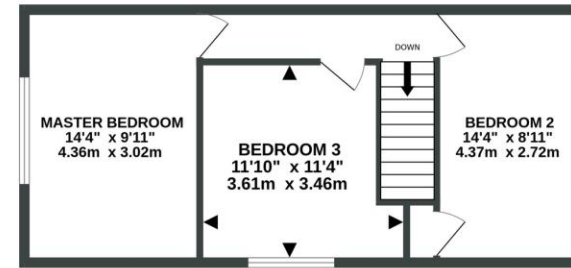


GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.  
Made with Metropix ©2023

1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



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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### OFFICE ADDRESS

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