



HARVEY ROBINSON

Offers In Excess Of
£375,000

Silver Birch Avenue

St. Ives, PE27 6TJ

- Three Bedrooms
- Semi-Detached Bungalow
- Extended and Improved
- Two Reception Rooms

- En-Suite to Master
- Good-sized Plot
- Ample Off-Road Parking
- Well Presented Throughout



PROPERTY SUMMARY

Harvey Robinson estate agents are delighted to offer for-sale this extended and much improved three-bedroom semi-detached bungalow in this sought-after area of St Ives. The property comprises of an entrance hall, lounge, kitchen, dining room, bathroom, and an en-suite. The property was thoughtfully extended in 2015 to create a larger master bedroom, an ensuite and a separate dining area. Outside of the property is a generous, well established rear garden. To the front there is ample off-road parking including a car port and a single garage. Prior to the property being extended the owner also replaced all the UPVC double glazing. To arrange an appointment to view please contact our St Ives branch.



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 and great local amenities. The centre of St Ives is within walking distance and is just over 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. On the outskirts of town, you will find a Morrisons & Lidl supermarket along with various other restaurants. There is a good selection of local amenities located at Kings Hedges including a convenience store, takeaways, and a post office. On Ramsey Road you can catch a bus into the centre of Huntingdon, St Ives and Cambridge.

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

Postcode for SatNav: PE27 6TJ

What3Words Location: snares.search.wreck

Council Tax: C

Age of property: 1960's

How long has the owner lived here: 11 years

Vendors onward movements: Downsizing

Garden aspect: East

Which rear boundary fence are you responsible for: Left (with back to the property)

Loft: Part boarded with light and ladder



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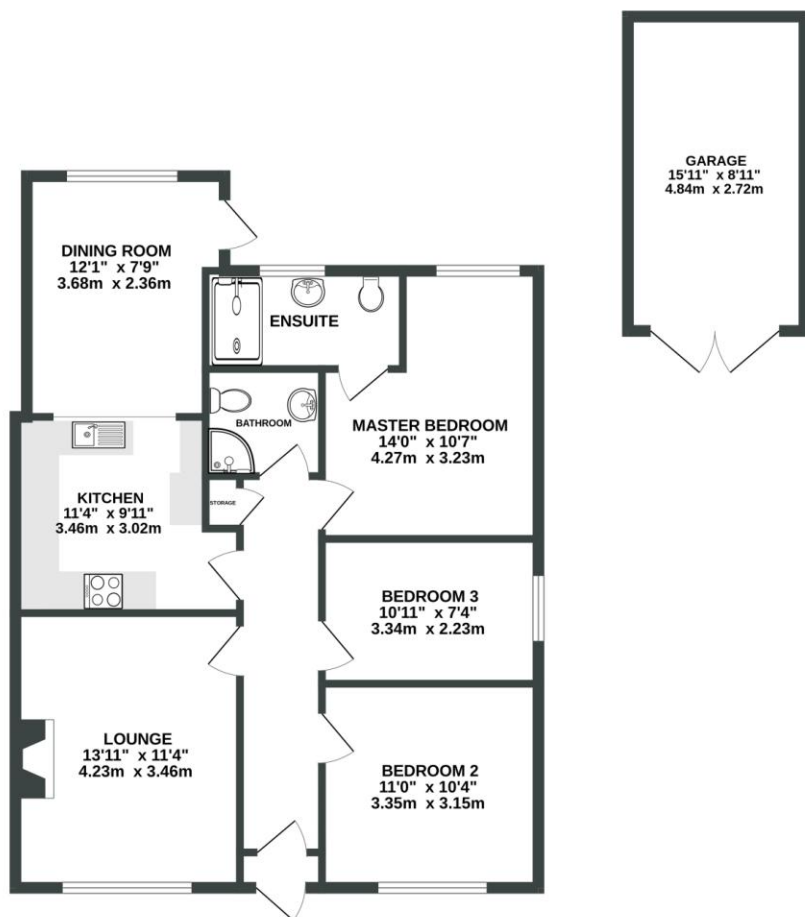
For independent whole of market mortgage advice please call the team to book your appointment.

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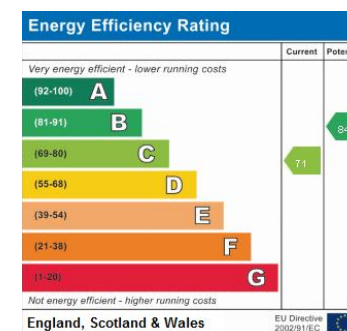




GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.4 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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