



Shared Ownership  
£140,000  
Barley Close  
St Ives, PE27 3AJ



- End Terraced House
- 50% Shared Ownership
- No Forward Chain
- Two Double Bedrooms

- Allocated Parking Spaces
- Downstairs Cloakroom
- Enclosed Rear Garden
- UPVC Double Glazed



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St. Ives are pleased to offer for sale this rarely available shared ownership end terraced house, being sold as a 50% share. Offering practical downstairs accommodation, the ground floor in brief consists of a entrance hall, spacious fitted kitchen, downstairs cloakroom and a 16ft lounge/diner with patio door access to the rear garden. To the first floor, there is a family bathroom fitted in a white three piece suite as well as two spacious double bedrooms. The master bedroom is generous in size and offers potential for a working from home space. Outside there are two allocated parking spaces which run adjacent to the property along with a well-proportioned rear garden with lawn and a patio area. The rear garden enjoys a good degree of privacy with mature hedgerows surrounding the garden. This property would make an excellent purchase for a first time buyer and viewing is highly recommended. Please contact our St Ives office to organise 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. Amenities including a Co-op supermarket can be found within walking distance of the property on nearby Constable Road. The centre of St Ives is within walking distance and is approximately a mile away. In St Ives you will find plenty of shops including Waitrose 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 a mile you will also 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 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 short walk of the property.









## FAQS

Tenure: Leasehold

Percentage Share Being Purchased: 50%

Monthly Rent Amount: £289.97

Monthly Service Charge: £8.11 (reviewed annually)

Remaining Lease Term: 84 years 5 months

Staircasing Restriction: 100%

Property Built: 2008

Council Tax Band: B

Rear Garden Aspect: North/East

Allocated Parking: Adjacent to property

EPC Rating: C

Primary School Catchment: Thorndown

Secondary School Catchment: St. Ivo Academy

Boiler Installed: 2008 & serviced within last year

Loft: Boarded with light

What3Words: ///submerged.solids.tiling



## 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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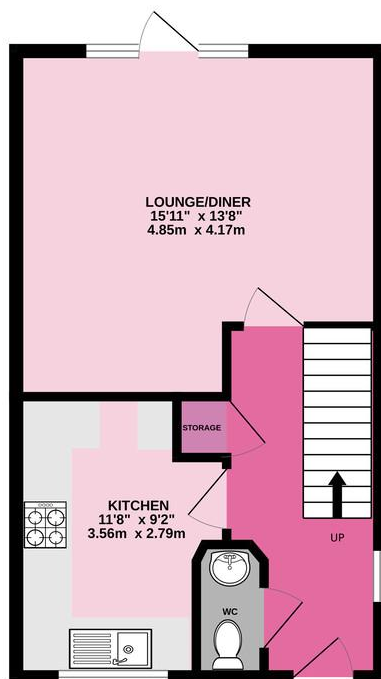




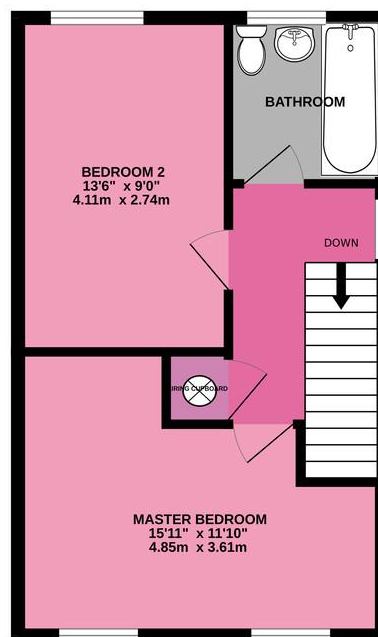




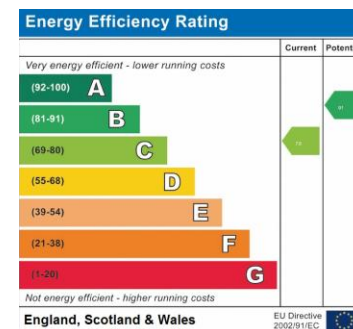
GROUND FLOOR  
397 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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



## OFFICE ADDRESS

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