



HARVEY ROBINSON

Guide Price

£315,000-£325,000

Garner Drive

St Ives, PE27 6AA

- Mid-Terraced Family Home
- Sought-After Town Location
- Three Double Bedrooms
- En-suite To Master Bedroom

- 15ft Lounge with Juliette Balconies
- 15ft Kitchen Diner
- Private Off Road Parking
- Integral Garage



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this immaculately presented town house in St Ives. Arranged over three floors, this property offers versatile accommodation in 'move in ready condition' and must be viewed to be appreciated. The ground floor comprises a spacious entrance hall with internal access to the integral single garage and the open plan kitchen dining room. The garage offers the potential to convert to additional living accommodation (STPP) whilst the kitchen is a light and airy space with French doors accessing the rear garden. The kitchen has been refitted to an excellent standard and incorporates an electric oven and hob, a dishwasher and integral fridge/freezer. To the first floor, the lounge can be found to the rear of the property. This benefits from two Juliet balconies and makes this a lovely airy space. The first floor also houses the third bedroom, currently used as an office space and a separate cloakroom. On the first floor, the master bedroom can be found with an en-suite shower room, the family bathroom which has been fitted in a white, three piece suite and a further double bedroom. To the front of the property, there is a hard landscaped front garden and a block paved driveway for a further vehicle, in addition to ample on road parking. The rear garden is well-established and enclosed providing a greenhouse perfect for growing vegetables as well as patio providing room for outdoor dining. Viewing of this rarely available, modern family home 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, a mix of property types, and great local amenities to name just a few. 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 which offer excellent coffee and brunch options within walking distance. For those that love the outdoors, there are excellent walks and cycle routes along the river Great Ouse and Thicket that are easily accessible from the property. 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 and two gyms within 5 minutes of the property. In the other direction, Huntingdon is just as easily accessible and offers a wealth of amenities including supermarkets, restaurants and a cinema. One of St Ives' biggest draws is its proximity to Cambridge, the A1309 is just a couple of miles from the property and provides easy access into the centre of Cambridge in approximately 30 minutes. In addition the St. Ives Park & Ride terminal is only a five-minute drive away and there is a guided bus stop on Houghton Road which is a stones throw from the property This provides access to Cambridge in under an hour and is one of the many draws to this historic market town. The nearest station is at Huntingdon, which is just a ten-minute drive away. From here, you can catch a train to central London, which takes just over an hour. Primary and secondary schools can also be found within a short walk of the property.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 6AA

Council Tax Band: D

EPC Rating: C

What3Words Location: priced.attention.amount

Estate Management Charge: Managed by Trinity Estates, £11.47 p/m

Property Constructed: 2012

Current Owners Lived in Property: Since 2018

Seller's Onward Movements: Relocating out of the Area

School Catchment Areas: Thorndown Primary and St Ivo Secondary

UPVC Windows and Boiler Installed: 2012

Loft: Partially boarded, no ladder or light

Garden shed and greenhouse staying. All carpets to remain.



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.

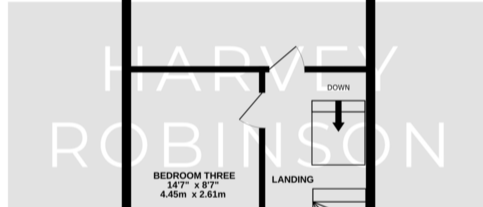
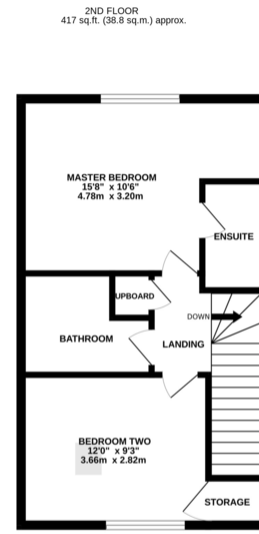
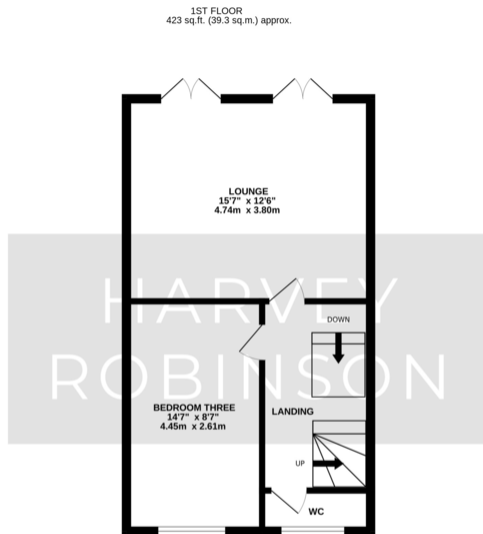
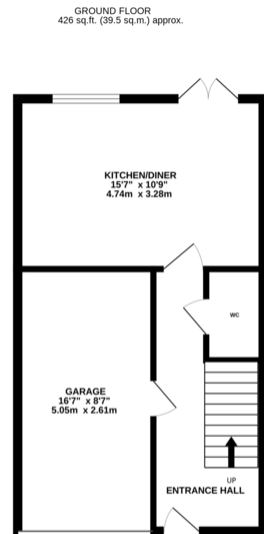
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For independent whole of market mortgage advice please call the team to book your appointment.

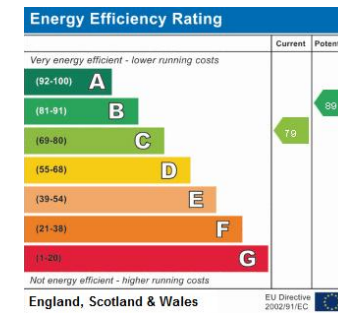
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TOTAL FLOOR AREA : 1266 sq.ft. (117.6 sq.m.) approx.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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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