



HARVEY ROBINSON

£160,000

Reynolds Close

St Ives, PE27 3EJ

- Cluster Home
- One Double Bedroom
- Refitted Family Bathroom
- Open Plan Living Accommodation

- Allocated Parking Space
- Mature Gardens
- Walking Distance to Amenities
- Excellent First Time Buy or Investment



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this cluster house which is centrally located in St Ives. Arranged over two floors, the property in brief consists of an open plan living area leading to a refitted kitchen to the ground floor. Upstairs, there is a generous double bedroom and a family bathroom refitted in a three-piece white suite with additional storage found within the vanity unit. The property benefits from UPVC double glazing throughout and has been recarpeted by the current owner. Outside, there is a section of garden to the side of the property which is mature and well-established providing space for a table and chairs. There is an allocated parking space directly in front of the property as well as ample on road visitor parking available. The property is perfect as a first time buy or an investment. There is current a tenant residing in the property who can remain should the new owner wish to continue renting the property. Viewing of this 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 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.

FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 3EJ

What3Words Location: masking.crate.earphones

Seller's Onward Movements: No Forward Chain

Current Owner's Purchased Property: 6 Years Ago

Council Tax Band: A

EPC Rating: D

School Catchment Areas: School Catchment Areas: Wheatfields Primary and St Ivo Secondary Schools

Heating: Freestanding

Approximate Rental Value: £795 pcm

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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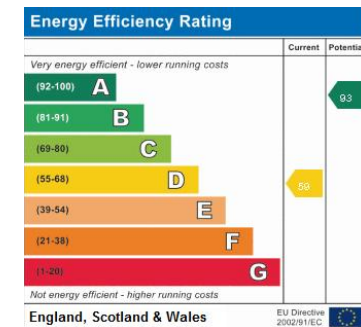


GROUND FLOOR
205 sq.ft. (19.0 sq.m.) approx.

1ST FLOOR
199 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 403 sq.ft. (37.5 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

HARVEY ROBINSON

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