



HARVEY ROBINSON

£280,000

Thorndown Close

St. Ives, PE27 6ST

- Semi Detached Home
- Two Double Bedrooms
- Lounge Dining Room
- Garden Room with Solid Roof

- Separate Utility Room
- Private Rear Garden
- Single Garage
- Off Road Parking

2 

1 

2 



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer For Sale this well proportioned semi-detached home in the popular location of St Ives. The ground floor consists of a spacious porch, entrance hallway leading to the 21ft lounge/dining room, a garden room which benefits from a solid roof making the perfect snug or separate dining room, kitchen, utility room and access to the garage and rear garden. The first floor offers two large double bedrooms, bedroom one offering built in storage, and a family bathroom. To the front of the property there a small lawn area and off road parking leading to a single garage. The rear garden is mainly laid to lawn with mature shrubs and, backing onto the school playing field, offers an excellent degree of privacy. Offering the possibility to extend (STPP) and further improve, this property would make an ideal first time buy or investment property and viewings can be arranged via 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 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, Aldi & Waitrose supermarkets 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 to ten 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

Tenure: Freehold

Postcode for SatNav: PE27 6ST

What3Words: sank.case.inert

Council Tax Band: C

EPC Rating: D

Sellers Owned: Since 2018

Sellers Onward Movement: Upsizing Locally

Primary School Catchment: Thorndown

Secondary School Catchment: St Ivo

Rear Garden Aspect: South East

Rear Boundary Fence: Left

Loft: Part Boarded with Light

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.

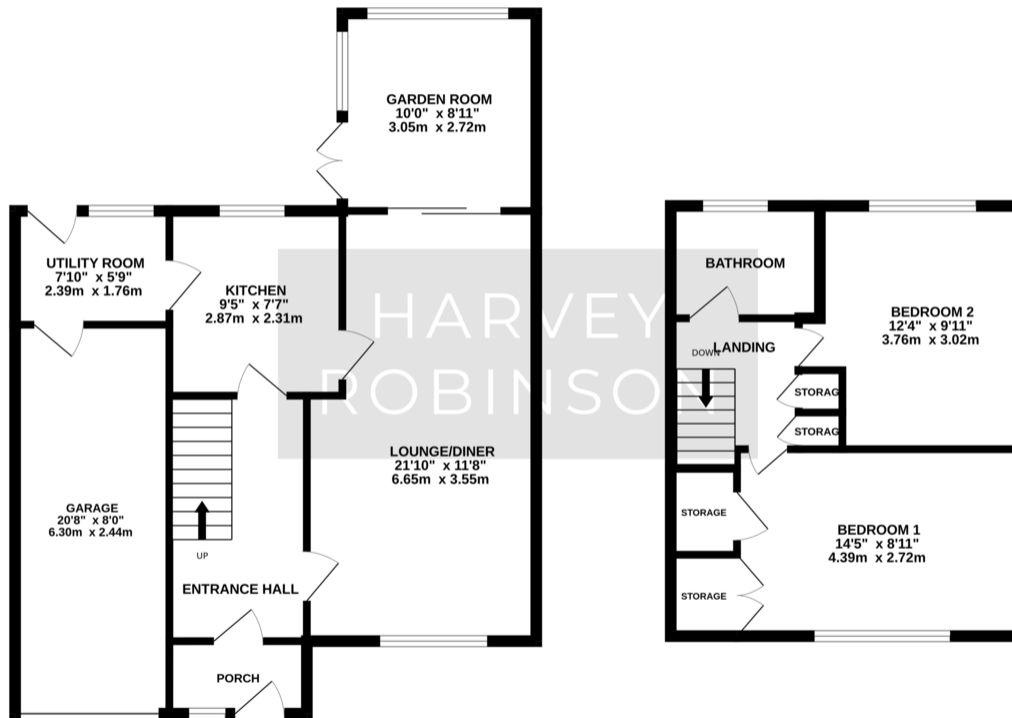
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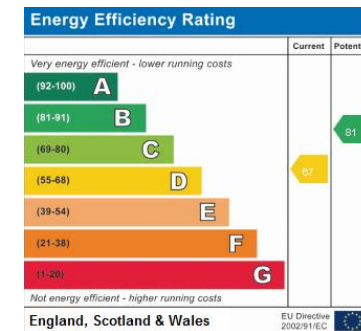


GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 1117 sq.ft. (103.8 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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