



HARVEY ROBINSON

£335,000
Green Leys
St Ives, PE27 6SB

- Three Bedroom Semi-Detached House
- Refitted Four Piece Bathroom
- Two Reception Rooms
- Refitted Kitchen

- Utility Room and Cloakroom
- Generous South-Westerly Garden
- Off Road Parking
- Immaculately Presented Throughout

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer this well-presented and rarely available three bedroom semi-detached house in the ever-popular 'Green Leys' estate which is situated south of St Audrey Lane in St Ives. Occupying a larger than average plot, the house which sits centrally is surrounded by pleasant garden space. Upon entering, you are greeted with a light and airy entrance hall leading through to a reception room to the rear of the property which is currently utilised as a lounge. Completing the ground floor space there is a further reception room which is currently a dining room, a refitted kitchen breakfast room, a downstairs cloakroom and a utility room. Upstairs, there are three generous bedrooms and a refitted family bathroom which has completed to an excellent standard and comprises a four piece suite. The rear garden is spacious and south-westerly in aspect. There is off road parking which can be found to the rear of the property and is suitable for two cars as well as ample on road parking. Offered for sale with no forward chain, this immaculately presented home must be viewed to be appreciated. Viewings 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 couple of 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. Primary and secondary schools can also be found within a short walk of the property.





FAQ'S

Tenure: Freehold

Approximate Rental Return: £1300 - £1400 pcm

Postcode for SatNav: PE27 6SB

What3Words Location: miles.overjoyed.enigma

Current Owners Purchased Property: 2019

Bathroom and Kitchen Refitted: 2019

Council Tax Band: B

EPC Rating: C

Property Constructed: 1950's

Garden Boundaries: All rear boundaries are the responsibility of the property. To the front of the property, the left hand boundary is the responsibility of the property whilst the front and right are shared responsibility with the neighbour.

Rear Garden Direction: South-West

School Catchment Areas: Eastfields / Westfields Primary and St Ivo Secondary

Water Meter: No

Seller's Onward Movements: No Forward Chain

Loft: Not boarded, no ladder but light available.



GENERAL

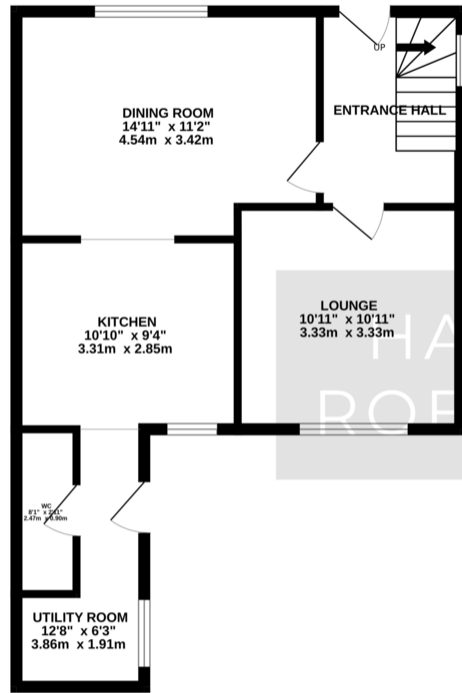
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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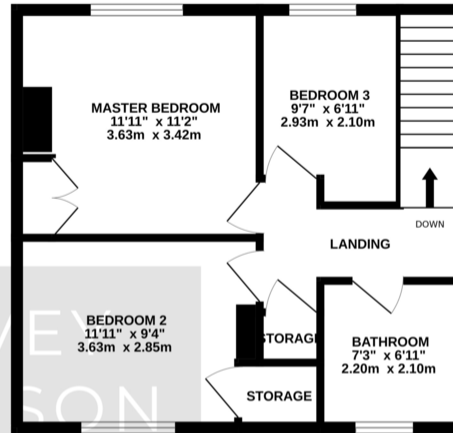
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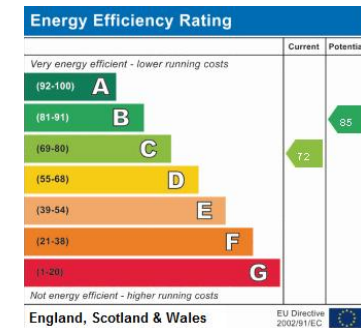
GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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