



HARVEY ROBINSON

Guide Price

£325,000-£335,000

Abbots Crescent

St Ives, PE27 3YA

- Detached Chalet Bungalow
- Sought After Town Location
- Close To Amenities
- Three Double Bedrooms

- 18ft Lounge
- Two Reception Rooms
- Ample Off Road Parking
- Low Maintenance Rear Garden

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PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present For Sale this rarely available detached chalet bungalow, situated in the heart of the ever-popular town location of St Ives. This generous-sized plot offers versatility and opportunity throughout, with a thoughtfully added extension creating two reception rooms in the property. The property in brief comprises a porch, dining room, 18ft lounge, a kitchen with integrated dishwasher, cloakroom, separate bathroom, and downstairs bedroom with garden views whilst upstairs offers two good sized further bedrooms. Outside, to the front of the property is a generous block paved driveway with space for a number of cars, whilst to the rear is a spacious garden mainly laid to lawn, with the addition of a patio area next to the property perfect for outdoor dining. Viewing of this rarely available property is highly recommended and can be arranged by contacting our St Ives office.



LOCATION & 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.

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-minute drive away although the Ramsey Road guided bus stop is within a few minutes' walk of the property. You'll find plenty of shops in St Ives - including the King's Hedges amenities just down the road - along with some great independent stores and cafes, which make shopping a real pleasure. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area.

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 and secondary school can be found within a few minutes' walk of the property as can a small parade of shops which has a Spar, a newsagent, pharmacy, hairdresser as well as a popular Chinese takeaway.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 3YA

What3Words Location: richest.camped.enclosing

Property Constructed:

Council Tax Band: C - £1960 p/a

EPC Rating: E

Current Owners Purchased Property: 2006

Seller's Onward Movements: Downsizing locally

Rear Garden Boundaries: Right Hand Side and Rear

Rear Garden Aspect: North

School Catchment Areas: Wheatfields Primary, St Ivo Secondary

Loft: No Light Or Ladder Needed

New Front Door Fitted: 2023

All blinds, curtains, dishwasher, cooker top, oven, cooker hood, and electric fire remaining in property.



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.

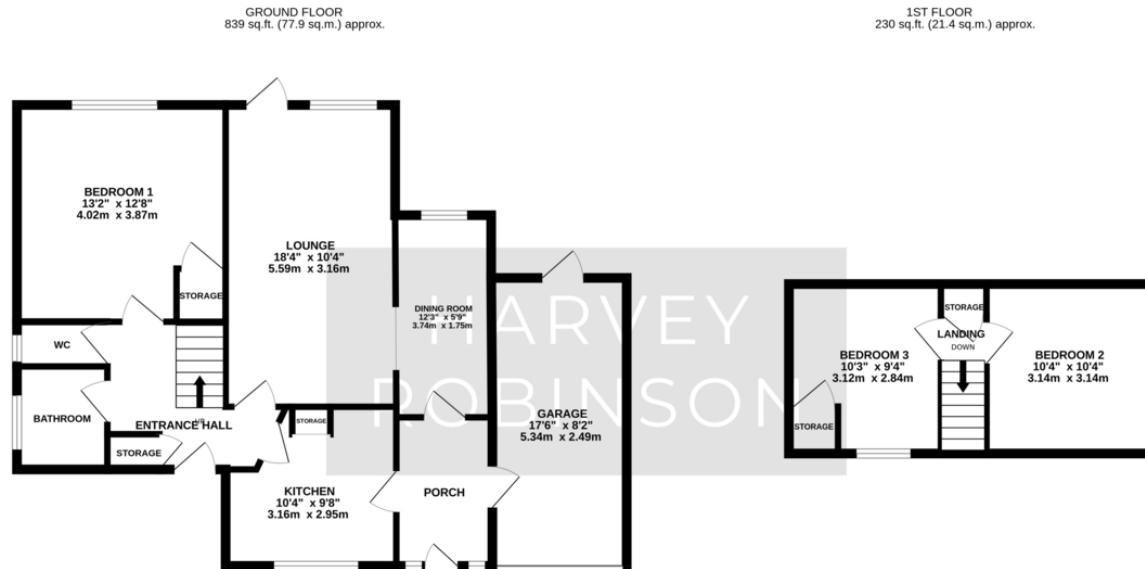
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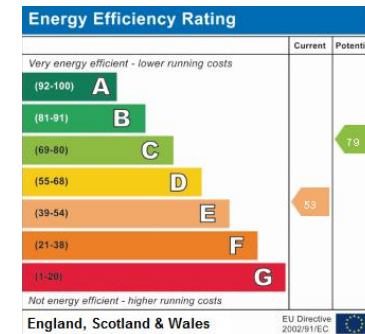
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TOTAL FLOOR AREA : 1069 sq.ft. (99.3 sq.m.) approx.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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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