



HARVEY ROBINSON

Offers In Excess Of  
**£350,000**

Garden Close  
St. Ives, PE27 3XZ

- Semi-Detached Family Home
- Four Well Sized Bedrooms
- 20ft Lounge
- 19ft Kitchen Dining Room

- Refitted Shower Room
- Garage & Off-Road Parking
- Potential to Extend (STPP)
- Popular Central Location



## PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer For Sale this well-presented semi-detached family home in the popular town of St Ives. To the ground floor of this well-proportioned home is a porch, spacious entrance hallway, 20ft lounge and 19ft kitchen dining room to the rear of the property along with ample storage throughout. On the first floor are four well sized bedrooms, a shower room and separate cloakroom. Outside the property offers a low maintenance front garden with off road parking and a single garage providing power and light, and further storage to the rear of this. The east facing rear garden is mainly laid to lawn and provides the potential to extend to the side of the property (STPP). The property is well positioned close to local amenities and schools making it an ideal family home and offers the chance to further improve. Viewings come highly recommended and 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, 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

Postcode for SatNav: PE27 3XZ

What3Words Location: coughed.bypassed.offstage

Current Owners Purchased Property: 12 years

Council Tax Band: C

EPC Rating: C

Property Constructed: 1960's

Rear Garden Aspect: East

Primary School Catchment: Westfields Primary

Secondary School Catchment: St Ivo Secondary

Water Meter: No

Sellers Onward Movements: No Onward Chain



## 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.

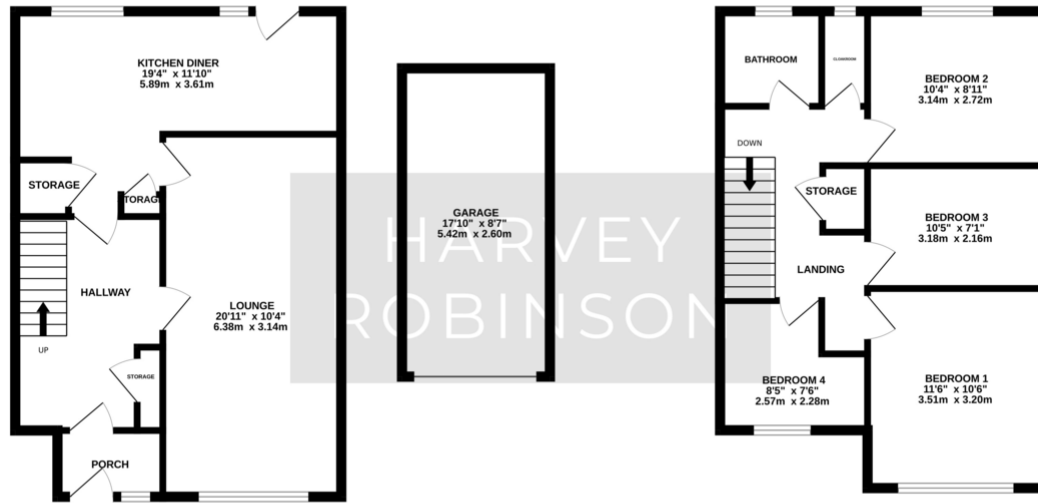
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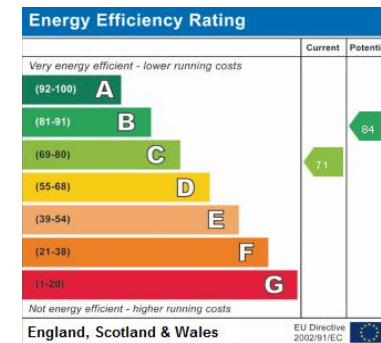


GROUND FLOOR  
671 sq.ft. (62.3 sq.m.) approx.

1ST FLOOR  
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1161 sq.ft. (107.9 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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