



HARVEY ROBINSON

£220,000

Burstellars

St. Ives, PE27 3YU

- Semi-Detached Home
- Two Double Bedrooms
- Corner Plot
- Sought After Location

- Potential To Improve
- Perfect For First Time Buyers
- Allocated Parking
- Single Garage

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PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to offer For Sale this semi-detached home, located in the centre of St Ives. Presented with no forward chain, this property offers the opportunity to improve throughout and would be the perfect starter home for a first-time buyer. The accommodation in brief comprises a lounge, kitchen, and recently refitted wet room downstairs, as well as two generously sized double bedrooms upstairs. To the rear of the property a west facing, mature, enclosed garden can be found, with access to the allocated parking space and spacious single garage. To the front of the property, a lawned garden can be found that offers privacy from the road. Viewings of this rarely available corner plot property are recommended and can be arranged 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 1/2 of 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. Within half a mile in the opposite direction of town you will find a Morrisons & Lidl supermarket along with various other restaurants. 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. 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'S

Tenure: Freehold

Post Code for SatNav: PE27 3YU

What3Words Location: cycled.square.foot

Council Tax Band: B

EPC Rating: C

Primary School Catchment: Wheatfields Primary School

Secondary School Catchment: St. Ivo Academy

Seller's Onward Movements: No Forward Chain

Current Owner's Lived in Property: Since 1972

Boiler Installed: 2004, with service history

Rear Garden Boundary: Right Hand Side

Rear Garden Aspect: West

UPVC Windows: 1997

Loft: Boarded with light and ladder

Solar Panels: 2013, owned outright, feed in tariff that can be transferred to new owners. No battery so no storage, supplies some power to house and some to grid.

Wet Room Refitted: 2019

Fascia Boards: 2005

Garage Roof: 2023

Greenhouse, curtains, fridge freezer, cooker, and washing machine to remain in property. All carpets to remain 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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For independent whole of market mortgage advice please call the team to book your appointment.

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Rated Exceptional in Best Estate Agent Guide 2024

British Property Awards 2024 – Gold Winner

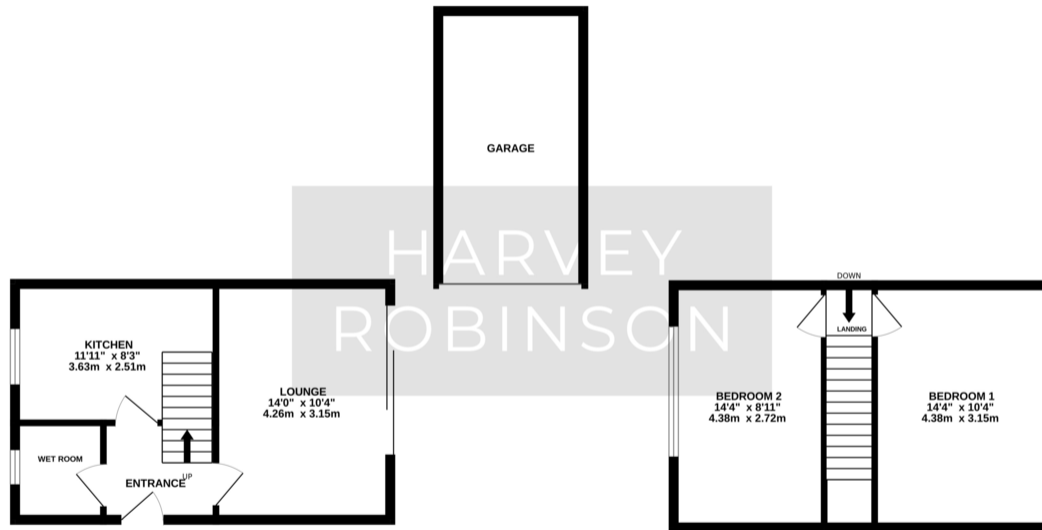
4.9 Star Google Review Rating





GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.5 sq.m.) approx.
Made with Metroplex ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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