



HARVEY ROBINSON

Offers In Excess Of
£295,000
Nene Way
St. Ives, PE27 3FJ

- End Terrace House
- Family Home
- Sought After Town Location
- Proximity To Schools

- Three Bedrooms
- Three Reception Rooms
- 23ft Lounge Diner
- Single Garage



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this immaculately presented end-terraced home within walking distance of Wheatfields Primary School in St Ives. Offered in 'move-in ready' condition, the property is deceptively spacious and in brief comprises an entrance hall leading to an open-plan lounge / diner which spans the length of the property. Accessed from this light and airy space is a refitted kitchen and a conservatory to the rear. The kitchen has been refitted in a cream shaker style with wood effect worktops and offers a larder, as well as space for appliances. Upstairs, there are two generous double bedrooms and a spacious single, as well as a refitted family shower room. The property benefits from UPVC windows and doors throughout as well as new carpets and Karndean flooring and solid wooden internal doors. Situated opposite a pleasant green, the property benefits from this outlook to the front. Ample on road parking can be found to the front whilst the single garage and off-road parking can be accessed to the rear of the property. The garage is situated directly next to the property and provides direct access into the garden via a service door to the side. The rear garden is mature and well-maintained and whilst mainly laid to lawn, also offers a large section of patio to the side of the property. Viewing of this property is highly recommended as the property would make an excellent first time buy or investment. Please contact our St Ives office to organise a viewing.



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 half a mile away. In St Ives you'll 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 half a mile in the opposite direction of town you will 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 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

Council Tax Band: B

EPC Rating: C

What3Words: //:///seat.sunbeam.then

Postcode for Satvav: PE27 3FJ

Seller's Onward Movements: Upsizing Locally

School Catchment Areas: Wheatfields Primary and St Ivo Secondary

Property Constructed: 1995

Current Owner's Purchased Property: 2019

Rear Garden Boundaries: Rear and Right

Rear Garden Aspect: South-West

Water Meter: Yes

Boiler Installed: 2019 and serviced annually - located in the loft

Loft: Boarded with Light and Ladder



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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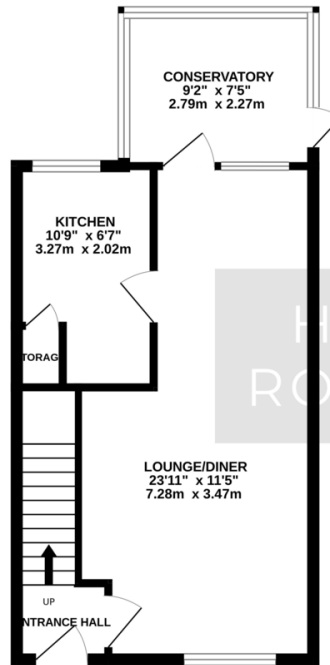
British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating

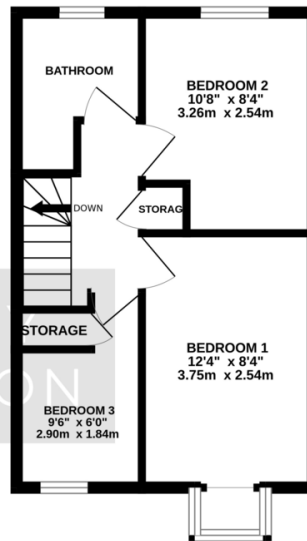




GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.

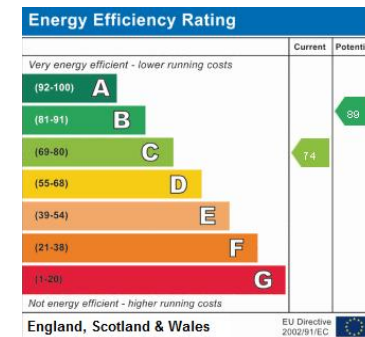


1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



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TOTAL FLOOR AREA: 748 sq.ft. (69.5 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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