



HARVEY ROBINSON

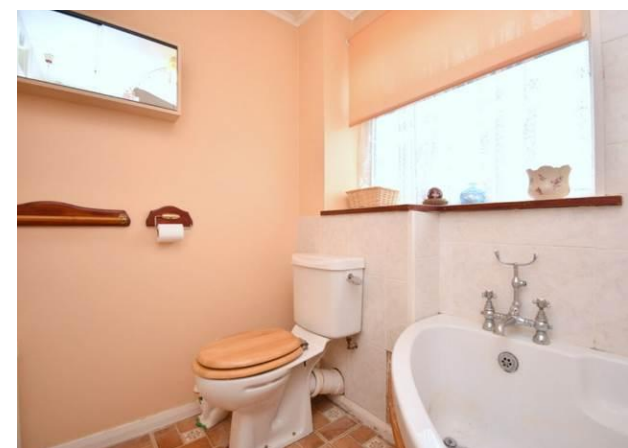
£240,000

Hurstingstone

St. Ives, PE27 6UE

- Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Open Plan Lounge And Diner

- Sought After Location
- Garage and Parking Available to Rent
- Off Road Parking
- Opportunity To Improve



## PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delight to present for sale this end terrace family home, situated in the heart of the ever-popular town location of St Ives. Located at the end of a terrace of houses with off road parking available nearby, this family home is perfect for first time buyers as a spacious first home, with the opportunity to improve and renovate throughout. The ground floor accommodation in brief comprises a front facing lounge, a conjoined rear facing dining room, and a rear facing kitchen. The first floor offers three bedrooms, two well sized doubles, with the third being a well sized single bedroom. A spacious, four piece family bathroom can also be found, completing the first floor accommodation. To the front of the property, a patio area can be found overlooking an open green space, providing space to enjoy the sunshine all throughout the day. To the rear of the property, an enclosed garden mainly laid to lawn can be found, with side access to the parking here as well. Interest on this rarely available end terrace property is expected to be high, so viewings are highly recommended and can be arranged by contacting the 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 6UE

What3Words Location: ///darts.hunter.toothpick

Council Tax Band: B

EPC Rating: C

Primary School Catchment: Thorndown Primary School

Secondary School Catchment: St. Ivo Academy

Seller's Onward Movements: No Forward Chain

Garage: Council-owned and currently rented out. There is possibility to change the name over to the new owner for a sale.

Property Built: ~1950's

Current Owner's Lived in Property: 40 Years

Boiler: Recently Serviced

Windows Refitted: May 2014 - 10 Year Guarantee



## 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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

View all our properties at [harveyrobinson.co.uk](http://harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2024

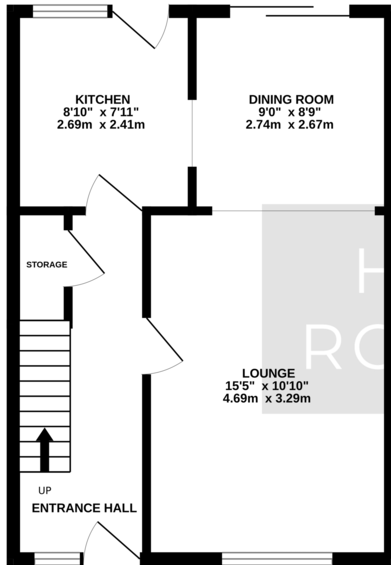
British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating

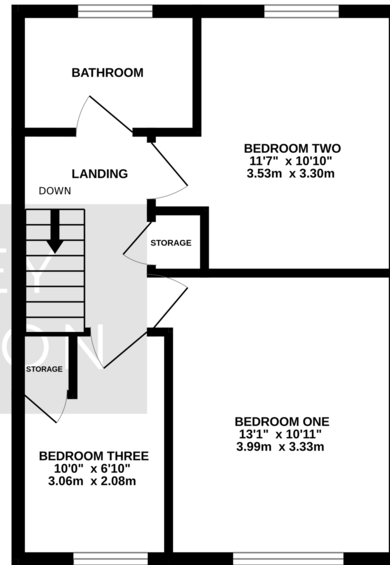




GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.0 sq.m.) approx.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	53	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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

**OFFICE ADDRESS**

9 White Hart Court, St Ives,  
Cambridgeshire, PE27 5EA

**CONTACT**

01480 454040  
stives@harveyrobinson.co.uk  
www.harveyrobinson.co.uk