



HARVEY ROBINSON

£295,000
Erica Road
St. Ives, PE27 3AF

- Semi-Detached House
- Three Bedrooms
- 14ft Lounge Dining Room
- Conservatory

- Refitted Family Bathroom
- Garage and Off Road Parking
- South Facing Rear Garden
- Cul-De-Sac Location



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer For Sale this well presented Semi Detached Home situated in a quiet cul-de-sac within the heart of St Ives. The ground floor accommodation in brief consists of a spacious entrance hallway, bright and airy kitchen providing ample storage and space for appliances, a 14ft lounge/dining room and 11ft conservatory providing a versatile multi-functional space. The first floor provides bedroom one spanning the whole width of the property, two further spacious bedrooms, a refitted family bathroom finished to an excellent standard and storage accessed via the landing. Outside, the property benefits from a south facing enclosed rear garden which is mainly laid to lawn with mature shrubs and a pleasant patio area perfect for enjoy the sun. To the side of the property is a single garage with ample off road parking in front in the form of a driveway which has been extended to incorporate the front of the property too. Having been well maintained by the current owners, this property is not one to be missed and expected to be popular. Viewings 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 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 3AF

What3Words Location: ///cherubs.neat.graphic

Council Tax Band: B

EPC Rating: C

Property Built: 1977

Primary School Catchment: Wheatfields Primary School

Secondary School Catchment: St. Ivo Academy

Seller's Onward Movements: Upsizing in Local Area

Current Owner's Lived in Property: 9 Years

Boiler Installed: 2014, with service history

Rear Garden Boundary: Right

Rear Garden Aspect: South

Conservatory Added: Approx. 1997



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

Rated Exceptional in Best Estate Agent Guide 2024

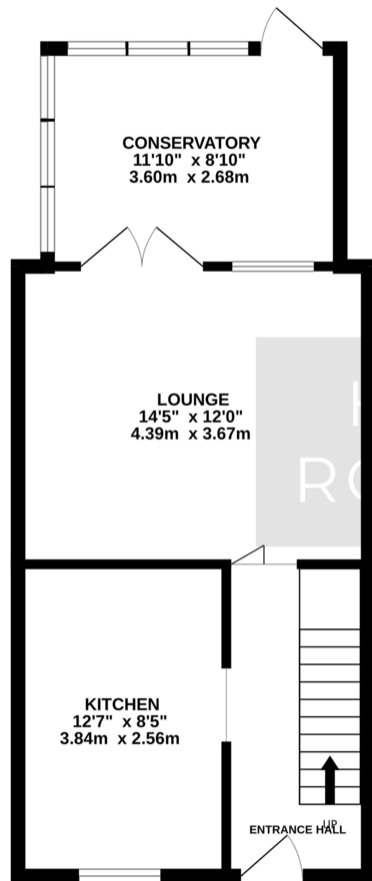
British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating

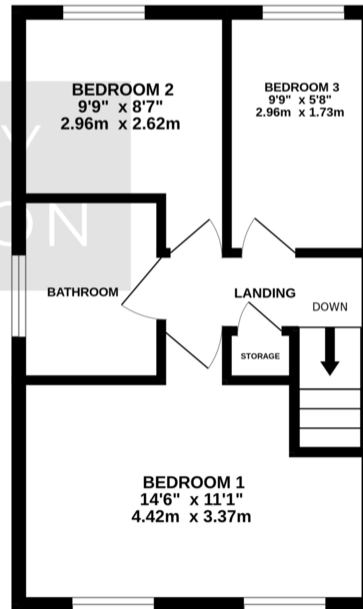




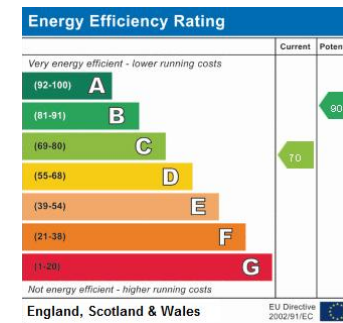
GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



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



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.
Made with Metropix ©2024



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