



HARVEY ROBINSON

£290,000
Comet Way
St Ives, PE27 3UX

- Semi-Detached House
- Three Bedrooms
- Refitted Family Bathroom
- Open Plan Lounge / Diner

- Extended Kitchen / Diner
- Enclosed Rear Garden
- Part Converted Garage / Storage
- Off Road Parking



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this spacious and well-presented three bedroom house within walking distance of amenities in St Ives. Arranged over two floors, the property in brief comprises an entrance porch with recently replaced UPVC front door leading to an inner hall. The ground floor is centred around a spacious, open-plan lounge diner with bay window to the front and sliding doors to the rear making this a light and airy space. There is also a kitchen / dining room which has been extended into the rear of the original garage making this a generous and family orientated space. The rest of the garage remains as storage, divided into two sections, the front of which maintains the up and over door. Upstairs, there are three bedrooms as well as a family bathroom that has been refitted in a white, three piece suite. The rear garden is enclosed with recently replaced panel fencing and is mainly laid to lawn. There is also a pleasant front garden with mature shrubs providing the property with a good degree of privacy. In addition, there is off road parking to the front of the garage as well as ample, on road visitor parking. Viewing of this family home is highly recommended and can be organised 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 & 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

Post Code for SatNav: PE27 3UX

What3Words Location: inversion.repeat.shell

Council Tax Band: C

EPC Rating: C

Property Built: 1979

Seller's Onward Movements: Moving Closer to Family

Current Owner's Purchased Property: 1999

School Catchment Areas: Wheatfields Primary and St Ivo Secondary

Boiler Age: 16 years old, with service history

Approximate Rental Return: £1250 pcm

Rear Garden Boundary: Left and Rear Fence

Loft: Light & 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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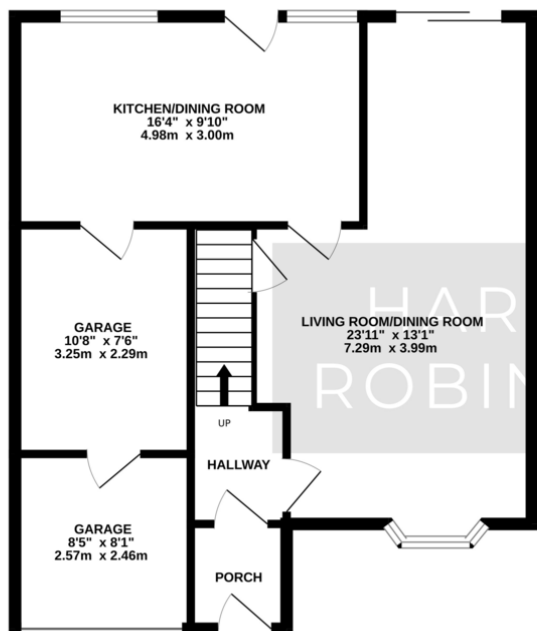
British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating

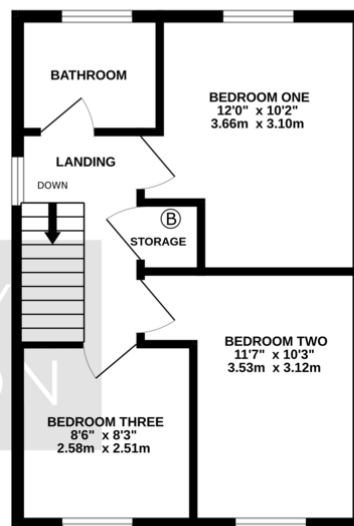




GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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