



HARVEY ROBINSON

Offers In Excess Of
£350,000

Wilson Way
St Ives, PE27 6TG

- Three Bedroom Townhouse
- Open Plan Kitchen / Diner
- Ensuite And Cloakroom
- Dedicated Study

- Immaculately Presented Throughout
- Two Off Road Parking Spaces
- Sought After Location
- No Forward Chain



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for Sale this immaculately presented family home constructed in 2018 on 'The Spires' development in St Ives. Perfectly placed to enjoy the views over the green, the property is offered for sale with no forward chain and vacant possession and must be viewed to be appreciated. Arranged over three floors, the accommodation in brief comprises a light and airy entrance hall leading to a downstairs cloakroom, a study and an open plan kitchen / dining / family room to the rear. This space is fitted in a contemporary style kitchen with wood effect worktops and is full of integrated appliances including a fridge freezer, dishwasher, washing machine, oven and hob. This room enjoys views over the rear garden and direct access via the patio doors. To the first floor, the master bedroom can be found. This room benefits from an en suite shower room as well as two windows overlooking the green to the front and has recently fitted wardrobes spanning an entire wall. The lounge is also situated on the first floor and is a light and airy space which offers the versatility of a fourth bedroom if required. To the second floor, there are a further two double bedrooms with in-built storage and a family bathroom fitted in a white three piece suite with the addition of a shower over the bath. Outside, the rear garden has been landscaped with artificial grass and a large storage shed added. There is a gate to the rear leading to the courtyard parking area with allocated parking available for two vehicles. The property benefits from an NHBC warranty and is offered in 'move in ready condition.'



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 6TG

What3Words Location: students.branded.tarnished

Estate Maintenance Charge: £181.86 per 6 months, reviewed every six months.

Council Tax Band: C

EPC Rating: B

Property Constructed: 2018

NHBC Warranty: Until 2028

Seller's Onward Movements: No Forward Chain

Current Owner's Purchased Property: 2018

Rear Garden Boundaries: Left and Rear

Rear Garden Aspect: East

Primary School Catchment: Thorndown Primary School

Secondary School Catchment: St Ivo

Boiler Installed: 2018 and serviced annually

Loft: Not boarded, no light or 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.

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](https://www.harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2023 & 2024

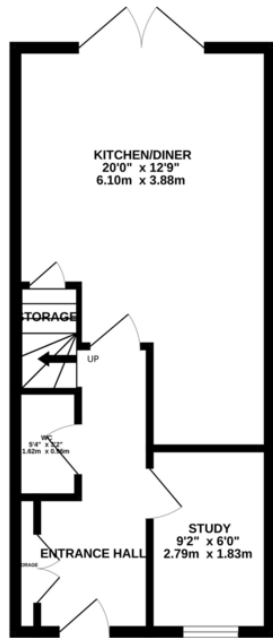
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

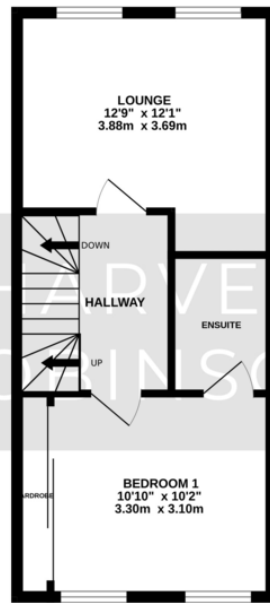




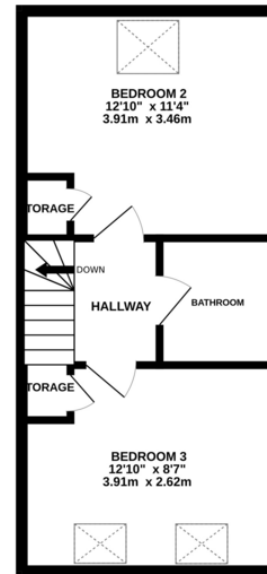
GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.
Made with Metroplex ©2024

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		

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