



HARVEY ROBINSON

Offers In Excess Of

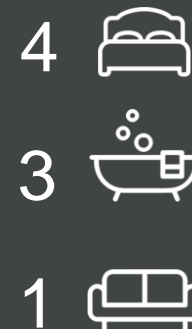
£400,000

Anderson Drive

St. Ives, PE27 6AF

- Semi-Detached Family Home
- Three Storey Town House
- Sought After Town Location
- Two Reception Rooms

- Four Double Bedrooms
- En Suite To Master
- Jack-and-Jill En Suite on Second Floor
- Off Road Parking for Two



PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this semi-detached family home, situated on the ever-popular Spires development in St Ives. Presented over three floors, this property provides ample accommodation for a young family, and in brief comprises an entrance hallway, lounge, kitchen / diner with integrated appliances including an oven, hob, fridge freezer, dishwasher and washing machine, and downstairs cloakroom. To the first floor there is the master bedroom which easily accommodates a king-sized bed, as well as an en suite. There is also the second double bedroom, and a white three-piece family bathroom suite with complementary grey tiling and LVT flooring. On the second floor there are the third and fourth bedrooms - also double rooms - as well as a Jack-and-Jill en suite shower room again finished in white with complementary grey tiling and LVT flooring. All four bedrooms benefit from built-in storage and are well-presented. To the rear there is a walled, landscaped garden, and off-road parking for two vehicles located behind the garden. Interest on this spacious family home is expected to be high, so to avoid missing out contact the St Ives office to arrange 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 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 6AF

What3Words Location: looks.cascaded.clays

Current Owners Purchased Property: 2020 - from new

Property Built: 2020

Seller's Onward Movements: Downsizing locally

EPC Rating: B

Council Tax Band: D

Rear Garden Aspect: North

Water Meter: Yes

Boiler Installed: 2020

UPVC Windows Fitted: 2020

School Catchments: Thorndown Primary and St Ivo Secondary

Estate Management Company: Hegarty Property Management

Estate Maintenance Charge: £109.58 per 6 months, reviewed annually



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.

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Rated Exceptional in Best Estate Agent Guide 2023 & 2024

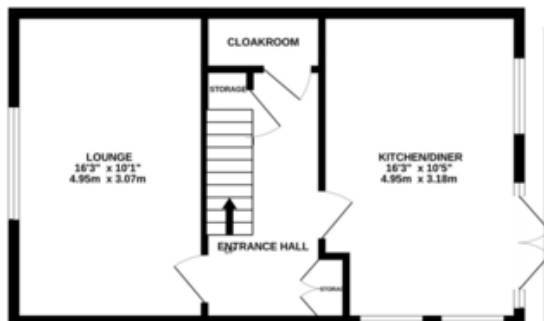
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

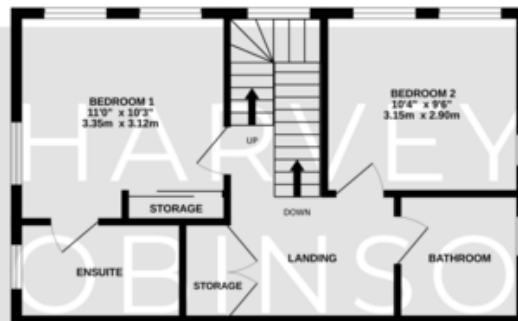




GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	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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