



HARVEY ROBINSON

**Offers in Excess Of
£240,000**
5 Tennyson Avenue
St Ives, PE27 6TU

- Offers in Excess Of £240,000
- Extended Three Bedroom House
- Utility Room
- Two Bathrooms

- Requires Modernisation
- Single Garage En Bloc
- Private Enclosed Rear Garden
- Sought After Location



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale, with no forward chain, this rarely available extended family home in St Ives. Accessed via a footpath adjacent to the road, the property overlooks a pleasant green and enjoys the peace and tranquillity of no vehicular traffic to the front of the house. Arranged over two floors, the property in brief comprises a large entrance hall leading to a lounge and an open plan kitchen diner. The ground floor has been extended to provide an additional utility room to the rear as well as a ground floor shower / wet room. Upstairs, there are three bedrooms and a family bathroom which is fitted in a white three-piece suite. The rear garden is private and enclosed and enjoys westerly aspect, perfect for enjoying the evening sun. In a cul-de-sac to the side, the single garage can be found en-bloc with parking in front. There is also ample visitor parking available in this area. The house requires modernisation throughout and provides the opportunity for any buyer to put their own stamp on a house. Viewings are 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 6TU

What3Words Location: duck.compiler.afternoon

What3Words Garage Location: prestige.devoured.combining

Seller's Onward Movements: No Forward Chain

Property Extended: 2013

Council Tax Band: B

EPC Rating: C

Current Owner's Lived in Property: Since 2013

School Catchment Areas: Thorndown Primary and St Ivo Secondary

Water Meter: Yes

Loft; Boarded but 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.

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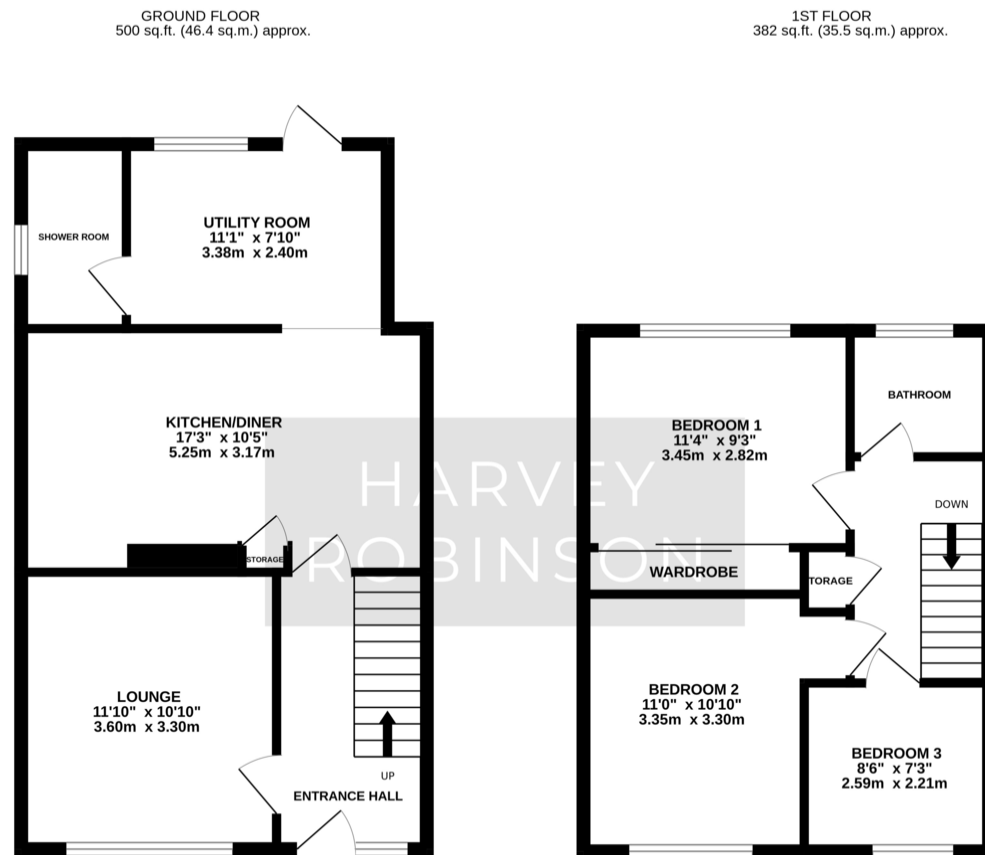
Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating







TOTAL FLOOR AREA: 882 sq.ft. (81.9 sq.m.) approx.
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FAQs

Type here

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 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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