



HARVEY ROBINSON

Offers In Excess Of
£280,000

Elizabeth Court
London Road, PE27 5BQ

- Detached Bungalow
- Two Double-Bedrooms
- Open-Plan Kitchen/Living Space
- Close to Local Amenities

- Private Garden
- Sought-After Location
- Viewing Essential
- Ample Off-Street Parking Space

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present for sale this two bedroom detached bungalow in the sought after town of St Ives. The accommodation in brief comprises a spacious entrance hall, open plan kitchen dining and lounge area, as well as two generous double bedrooms and a three piece family bathroom. The kitchen area is fitted in an ivory coloured, shaker style unit with monochromatic tiled backsplash and boasts integrated appliances and ample storage space. This property is immaculately presented throughout and has been finished in a neutral colour palette, making it both modern and timeless. With high ceilings and several sky-lights, this property enjoys an abundance of natural light which creates a bright and airy feel throughout the home on even the most dreary days. Leading outside, off road parking is aplenty with the driveway to the side of the property. To the front, there is a garden with large mature shrubs and hedging enclosing the garden space and providing a great degree of privacy. The property offers field views to the rear, which creates a feeling of rural living whilst being so close to the heart of St Ives. Viewing of this hard-to-come-by bungalow is expected to be high, so to avoid disappointment we recommend you contact the St Ives branch of Harvey Robinson to book in a viewing as soon as possible. .



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

What3Words Location: ///essential.chase.aquatics

Property Built: 2017

Owned Since: 2021

Onward Movements: Upsizing locally

Garden Aspect: North

Garden Boundaries: Front, left, and rear

School Catchment: Hemingford Grey Primary, St Ivo Secondary

EPC: C

Council Tax Band: C, £2,095 p/a

Loft: N/A

Water Meter: Yes, on footpath

Boiler: 2017, with service history

Fridge/freezer, A/C units, oven, microwave, and washing machine to stay in property.

All carpets to stay in property.

Roof: Completely re-roofed in February 2024 with 10 year guarantee



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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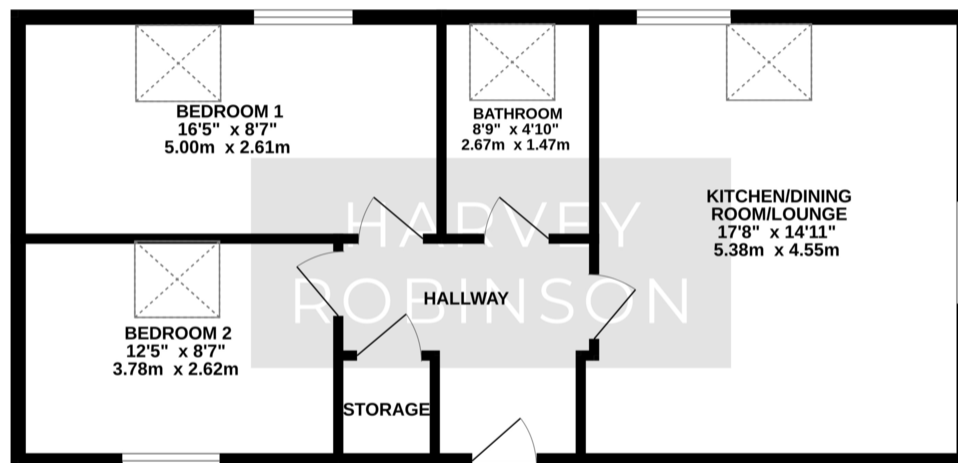
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating





GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.5 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 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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