



HARVEY ROBINSON

Offers In Excess Of
£425,000

Fairfields Crescent
St. Ives, PE27 5QH

- Detached Family Home
- Three Generous Bedrooms
- Sought After Town Location
- Two Reception Rooms

- Utility Room and Downstairs Cloakroom
- Integrated Single Garage
- Ample Off-Road Parking
- Private Wrap Around Garden

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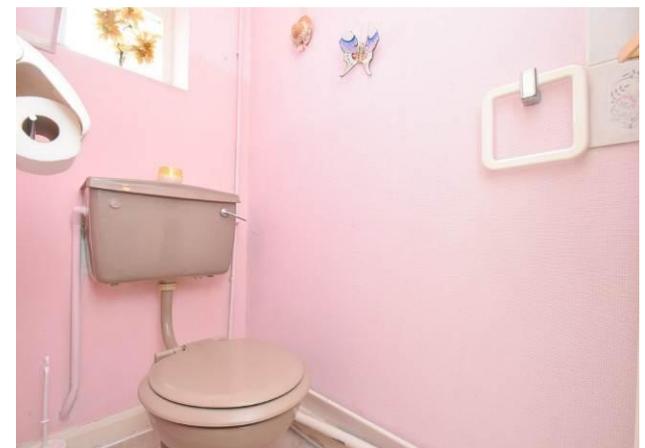
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PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are thrilled to present for sale this detached family home, located on a corner plot in the sought-after Fairfields area of St Ives. Boasting three comfortable bedrooms and two reception rooms, this house would be perfect for an established family and offers a great opportunity for renovation and modernisation throughout. The ground floor in brief comprises an entrance hallway, downstairs cloakroom, lounge, adjoining dining room, kitchen, and utility room. There is also an integrated single garage with internal access. On the first floor, the property benefits from three bedrooms - two generous double rooms and a generous single room - and a four-piece family bathroom. Outside to the rear is a private north and west facing wrap-around garden, with summerhouse, shed, and patio. To the front there is ample off-road parking accessed via a private drive, as well as gravel completing the front garden. Viewings of this rarely available family home are essential, and can be arranged via 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 half 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 a mile 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 walk 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 5QH

What3Words Location: struck.demand.worlds

Property Built: 1966

Council Tax Band: D

EPC Rating: TBC

Construction Type: Steel Framed

Conservation Area: No

Utilities: Gas Central Heating, Mains Electric, Mains Water, Mains Sewage

Property Owned For: 55 Years

Seller's Onward Movements: No Forward Chain (Probate)

Rear Garden Boundary: Right

Rear Garden Aspect: North

Primary School Catchment: Westfield Primary School

Secondary School Catchment: St Ivo Secondary School

Boiler Installed: Unknown

Boiler Service: ~2 years ago, no service certificate

UPVC Windows Installed: ~2006

Loft: Part-boarded

All carpets and flooring to stay in property.

Bedroom wardrobes, integrated fridge, oven, microwave, and induction hob to stay.

Light fittings to stay.

Blinds and curtains to stay.

Summerhouse, shed, and garden furniture to stay.

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.

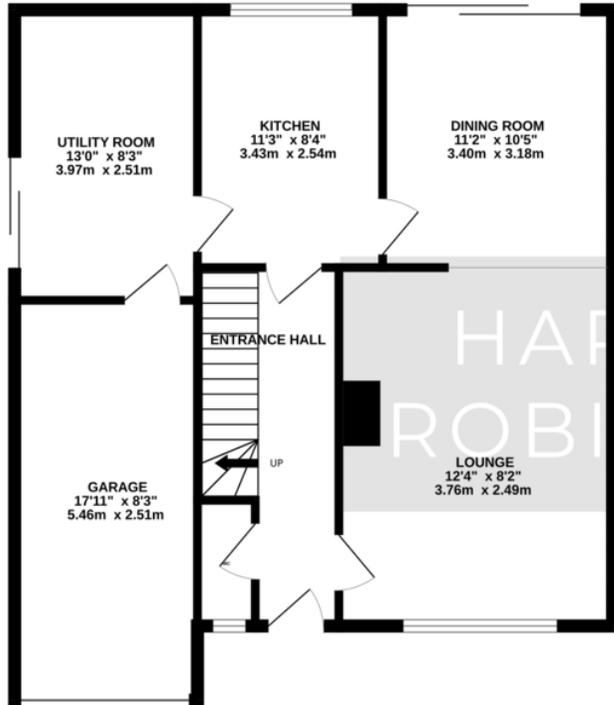
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Rated Exceptional in Best Estate Agent Guide 2024
British Property Awards 2023 & 2024 – Gold Winner
5.0 Star Google Review Rating

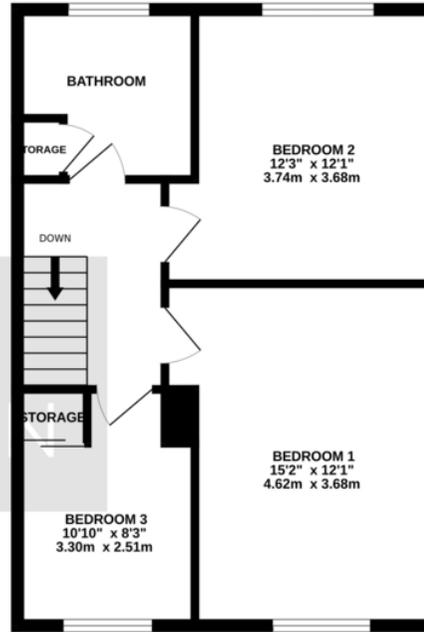




GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (119.0 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 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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