



HARVEY ROBINSON

Offers In Excess Of  
**£290,000**  
North Road  
St Ives, PE27 5PR



- End Terraced Home
- Two Generous Double Bedrooms
- Town Centre Location
- Large Front Garden

- No Forward Chain
- Open Plan Kitchen Dining Room
- Private Rear Garden
- Single Garage



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present for sale this end-terraced family home. Located in central St Ives, this home is just a short walk from the town-centre and is surrounded by an abundance of local amenities. This home offers two double bedrooms and a generous living space. The property offers a spacious lounge, open-planned kitchen/diner and a multi-purpose space which is currently used as a study, and could also be used as a utility room. There are some charming original features remaining in the property including a picture rails and a fireplace in the lounge which could be opened up and a pantry providing ample storage in the kitchen. The first floor offers two double bedrooms both with picture rails and the master benefiting from built-in storage as well as a family bathroom which has been finished with a white three-piece suite. This property is situated on a well-sized plot and offers a spacious front garden which could be converted into parking (with relevant permissions). The property offers an enclosed garden to the rear which is partially laid to lawn with a patio area. The garden is south-facing and would make the perfect area to spend time with loved-ones in the warmer months. There is a single garage which is accessible from the garden, a storage shed with brick foundations and parking can be found just 50 yards from the property with an annual permit able to be purchased. Interest in this property is expected to be high with it's impressive location, 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

Postcode for SatNav: PE27 5PR

What3Words: ///rejoins.physical.folders

Tenure: Freehold

Property Built: 1936

Owned Since: 4 years ago

Vendors Onward Movements: No forward chain

Council Tax Band: B

EPC: D

Rear Garden Aspect: South

Rear Garden Boundary: Left

Boiler Age: Unknown

UPVC Windows: Unknown

Primary School Catchment: Thorndown Primary school

Secondary School Catchment: St Ivo

Loft: Ladder available

Water Meter: Yes, underneath kitchen sink



### 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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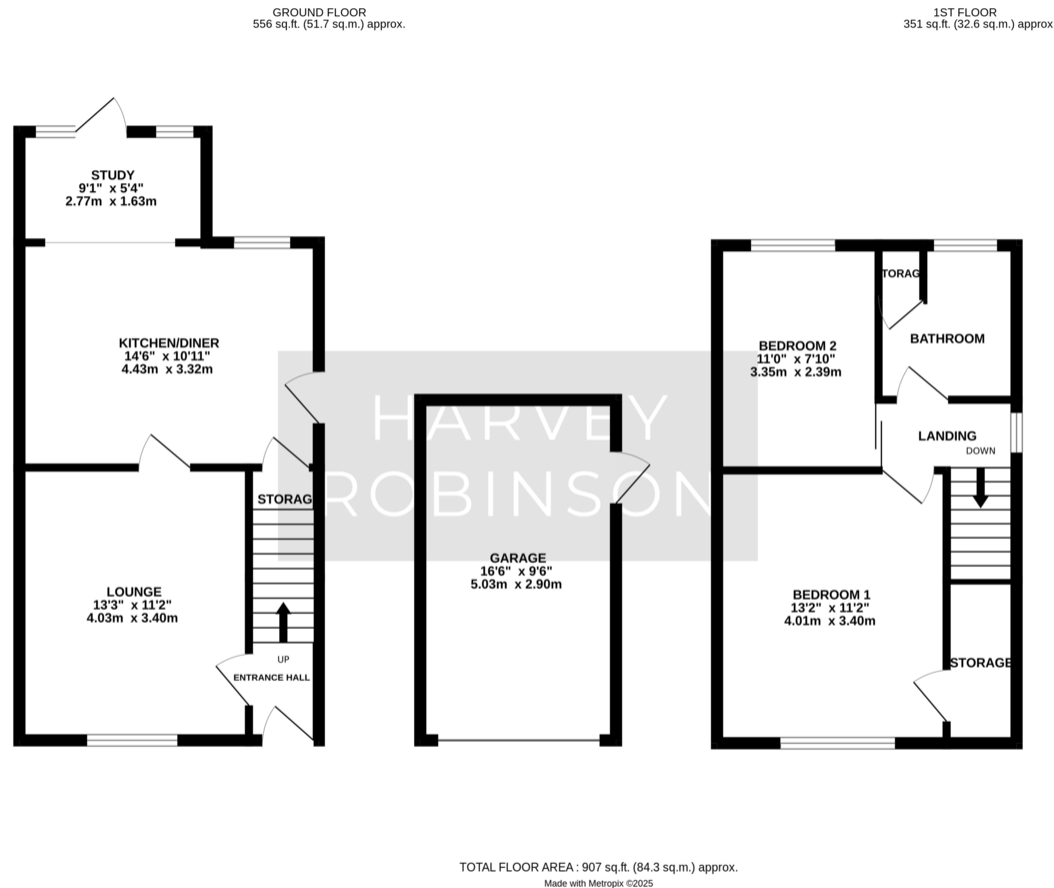
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

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### OFFICE ADDRESS

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