



HARVEY ROBINSON

£315,000
Teal Close
St. Ives, PE27 6SX

- Semi-Detached Family Home
- Sought After Town Location
- Three Bedrooms
- Recently Refitted Kitchen Including Flooring

- Two Reception Rooms
- Enclosed Rear Garden
- Cul-de-Sac Location
- Off Road Parking



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer For Sale this beautifully presented semi-detached home in the heart of St Ives. Situated on Teal Close, this property is within a five minute walk to the nearest shops and just a half hour's walk from the town-centre. This thoughtfully modernised family home offers in brief an open-plan kitchen dining room complete with handy under stair storage, a generous lounge which leads out to the rear garden through large and bright sliding patio doors, as well as three good size bedrooms upstairs with two of these bedrooms coming complete with Sharps fitted wardrobes and a fully tiled family bathroom.

Outside, to the rear the property offers a generous garden which has been largely laid to lawn, whilst to the front the property offers ample parking on the driveway which leads to the single garage.

Interest in this wonderful home is expected to be high, so to avoid disappointment contact the St Ives office today.



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 6SX

What3Words Location: empire.reinstate.tips

Owned For: 8 Years

Seller's Onward Movements: Upsizing Locally

EPC Rating: D

Council Tax Band: C

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

Broadband: Fibre

Rear Garden Boundary: Left

Rear Garden Aspect: North East

Primary School Catchment: Thorndown Primary, Eastfield Primary, Westfield Primary, Wheatfields Primary

Secondary School Catchment: St Ivo Secondary School

Conservation Area: No

Water Meter: No

Boiler Installed: 2010, with installation certificate

Boiler Service: 2024, with service certificate

Loft: Boarded

Kitchen refitted late 2022, including worktops, units, integrated fridge freezer and LVT flooring.

Sharps integrated wardrobes fitted late 2022.

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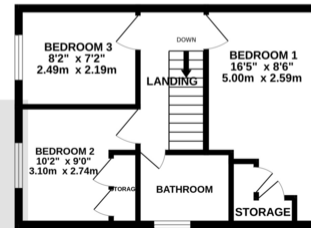
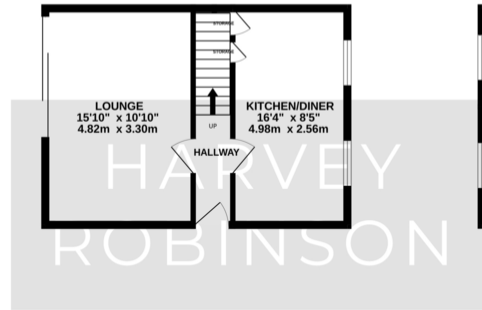
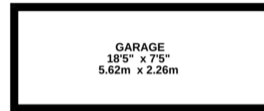
Rated Exceptional in Best Estate Agent Guide 2024
British Property Awards 2023 & 2024 – Gold Winner
5.0 Star Google Review Rating





GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq.ft. (77.8 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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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