



HARVEY ROBINSON

Guide Price

£350,000

Kestrel Close

St. Ives, PE27 6HN

- Guide Price £350,000 to £375,000
- Semi-Detached Family Home
- Three Generous Bedrooms
- Beautifully Refitted and Modernised Throughout

- Large Open Planned Kitchen Diner
- Stunning Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Off Road Parking and Single Garage



PROPERTY SUMMARY

GUIDE PRICE £350,000 to £375,000

Harvey Robinson Estate Agents are thrilled to present for sale this semi-detached home in the heart of St Ives. Located on Kestrel Close, this property is a half hour's walk from the town-centre, and a five-minute walk to the nearest shops. This beautifully modernised family home offers a large lounge and open-plan kitchen dining room which leads out to the rear garden, as well as three generous bedrooms upstairs and a renovated family bathroom.

Both bedrooms two and three have been modified in order to create two even-sized rooms. As a result, this property boasts three double bedrooms, all benefiting from built-in storage and lights that turn on when you open the doors. The bathroom has been fitted with a modern three-piece suite and has been finished with marble tiles and feature lighting, with the benefit of having electric underfloor heating. Completing the design inside is a tile-effect wall on the landing, creating a beautiful centrepiece for the home. The property also offers a single garage that is located in the rear garden, which is perfect for storage, as well as ample off-road parking to the front and an electric car charging point. Interest in this stunning 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

Postcode for SatNav: PE27 6HN

What3Words: ///burns.essential.loaning

Tenure: Freehold

Property Built: 1972

Owned Since: Since 2019

Vendors Onward Movements: Emigrating.

Council Tax Band: C

EPC: C

Rear Garden Aspect: North West

Rear Garden Boundary: Left

Boiler Age: 2018

UPVC Windows: Installed in 2020

Primary School Catchment: Thorndown Primary school

Secondary School Catchment: St Ivo

Loft: Part boarded, light and ladder

Water Meter: Yes, in the front garden

Fixtures and fittings remaining in the property: Cameras, fitted alarm system and camera doorbell. Built in wardrobes, blinds, rented solar panels, electric car charging point.



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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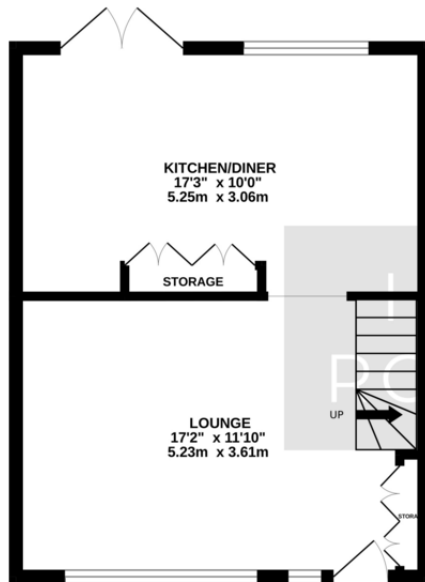
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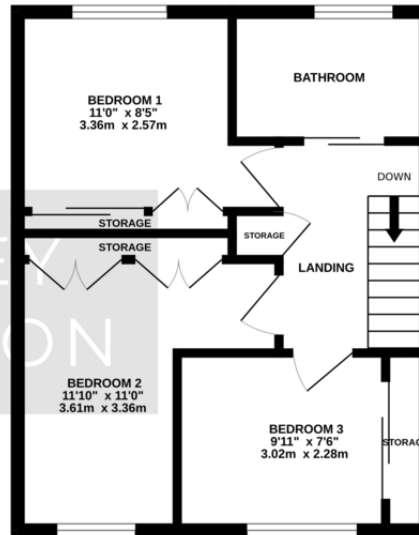




GROUND FLOOR
384 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 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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