



HARVEY ROBINSON

£325,000

Burns Way

St. Ives, PE27 6TS

- Semi-Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Immaculately Presented Inside

- Walk-In Shower Room
- Cul-de-Sac Location
- South Facing Garden
- Single Garage

2 
1 
2 



PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale with no onward chain, this semi-detached bungalow in the sought-after location of St Ives. Situated at the end of a quiet cul-de-sac, the property comprises an entrance hallway leading to a dining room which could also be used as a family room. This leads onto the enclosed kitchen with integrated double oven and four-ring gas hob, as well as space for a washing machine, and tumble dryer and/or dishwasher. To complete the living accommodation is a spacious and bright separate lounge, with sliding doors straight out onto the garden patio.

The property also offers two bedrooms - a generous main bedroom and further comfortable single room, as well as a fully tiled wet room with waterfall and handheld shower and finished in a glossy white tile and grey flooring. The entire property is finished to a good standard, in a neutral wall colour and light wood-effect flooring and would be ready to move into. Outside to the rear is a south-facing split-level garden offering plenty of space to enjoy the warmer months, mostly laid to lawn with mature shrubs across the back of the garden. There is also a patio area across the edge of the property, leading to the single garage with single door access to the rear and up-and-over door to the front. Also to the front is ample off-road parking, as well as a section of gravel setting the property back from the road. Interest on this rarely available bungalow is expected to be very high, so to avoid disappointment 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 and great local amenities. The centre of St Ives is within walking distance and is just over a mile away. In St Ives you'll 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. On the outskirts of town, you can find a Morrisons & Lidl supermarket along with various other restaurants. There is a good selection of local amenities located at Kings Hedges including a convenience store, takeaways, and a post office. On Ramsey Road you can catch a bus into the centre of Huntingdon, St Ives and Cambridge.

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 6TS

What3Words Location: bookcases.climate.trek

Property Built: 1970's

Owned For: 5 Years

Seller's Onward Movements: No Forward Chain

EPC Rating: D

Council Tax Band: C

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

Broadband: ASDL

Rear Garden Boundary: Left

Rear Garden Aspect: South

Primary School Catchment: Thorndown Primary

Secondary School Catchment: St Ivo Secondary School

Conservation Area: No

Water Meter: Yes, under kitchen sink

Boiler Installed: Unknown

Boiler Service: Unknown

Loft: Boarded

Living room, main bedroom, and bathroom doors widened. Wet room fitted 2019.

Front door and lounge patio doors fitted 2019.

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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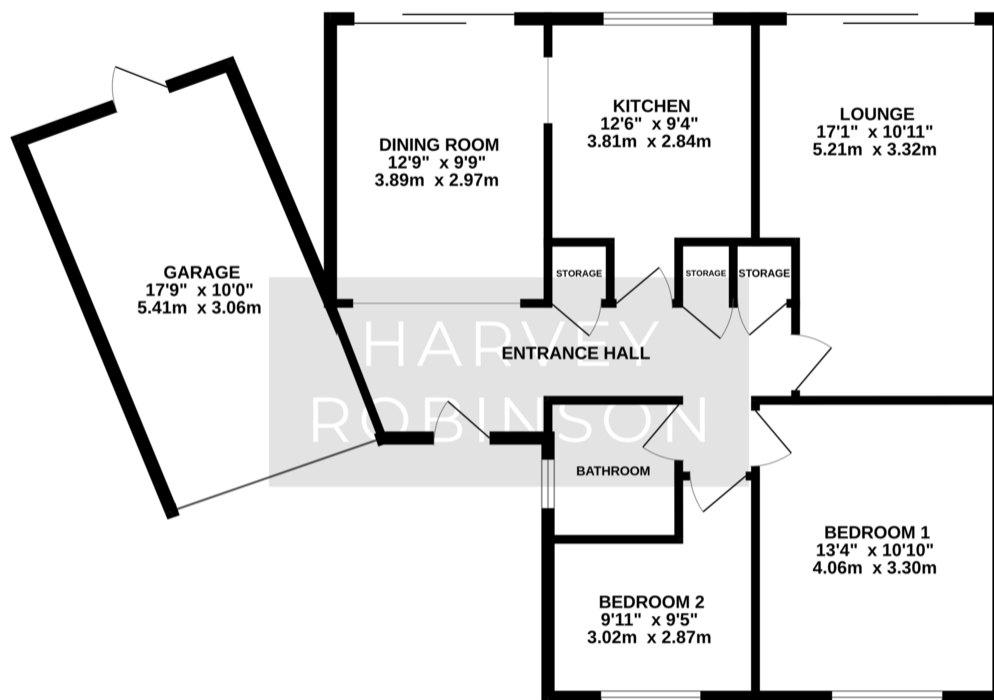
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5.0 Star Google Review Rating





GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq.ft. (90.2 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 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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