



HARVEY ROBINSON

£375,000

1 Askwith Grove

St. Ives, PE27 6TQ

- End-Terraced Family Home
- Three Bedrooms
- Two Generous Reception Rooms
- Off Road Parking

- Master Bedroom With En-Suite
- Situated On a Generous Corner Plot
- Sought After Town Location
- Enclosed Rear Garden

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present for sale this three bedroom end-terraced home situated on the sought after Spires Estate in St Ives. Constructed by Barratt Homes in 2018, this property has been thoughtfully built to create a perfect family home. Situated on a generous corner plot, this home offers a well-sized rear garden and spacious rooms. The ground floor provides a sizeable lounge, with double doors opening to the enclosed rear garden which is mainly laid to lawn with a garden shed. There is a modern kitchen, boasting ample surface and cupboard space, with enough space to have a breakfast table. A separate dining room can be found with a large bay-window, allowing light to flood in. This room is a spacious size and creates a perfect space to spend time eating with friends and family. There is a useful storage cupboard in the entrance hall and a cloakroom. The master bedrooms is large in size and benefits from built-in storage as well as a spacious en-suite which has been fitted with a three-piece suite. There is a further double bedroom with views to the front of the home and a single bedroom which could also be utilised as a dedicated study. The family bathroom completes the first floor and has been well-kept. Viewing in this stunning home is essential, 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, 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 A1307 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 train 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 6TQ

What3Words: ///dimes.spearing.glosses

Tenure: Freehold

Property Built: 2018

Owned Since: For 6 years

Vendors Onward Movements: No Forward Chain

Council Tax Band: B

EPC: B

Rear Garden Aspect: South

Rear Garden Boundary: TBD

Boiler Age: 2018

UPVC Windows: 2018

Estate Maintenance Charge: £197.18 p/a

Primary School Catchment: Thorndown Primary school

Secondary School Catchment: St Ivo

Loft: Loft ladder available

Water Meter: Yes, in garden



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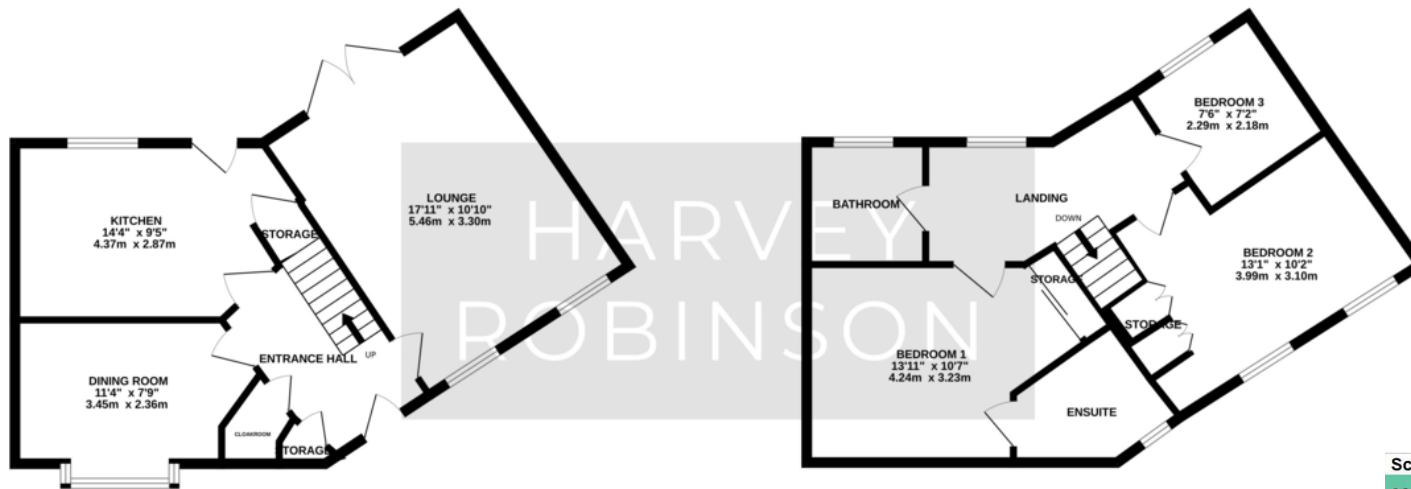
Rated Exceptional in Best Estate Agent Guide 2024
British Property Awards 2023 & 2024 – Gold Winner
5.0 Star Google Review Rating





GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	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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