



HARVEY ROBINSON

Offers In Excess Of
£230,000
Tamar Close
St. Ives, PE27 3JE

- Two Bedroom House
- Excellent First Time Buy or Investment
- Generous Master Bedroom
- Beautifully Refitted Kitchen Diner

- Low Maintenance Rear Garden
- Off Road Parking for Two Vehicles
- Central St Ives Location
- Front Facing Lounge



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are thrilled to present For Sale this mid-terraced property located in central St Ives. This stunning home has undergone thoughtful modernisation, meaning this property is 'turn-key' ready. When you enter the property, you are welcomed by a bright entrance hall which leads into a well proportioned lounge. This leads into the kitchen which has been recently refitted with grey units and marble affect work surfaces, which also benefits from integrated appliances. This is a generous room which doubles as a dining area, with ample space for a table as well as a large storage cupboard. There is a door which leads to the low maintenance rear garden, which has been laid to gravel for ease. Upstairs, the property provides one considerable double bedroom as well as a further room which could be utilised as a study for those who work from home or as a second bedroom. There is also a family bathroom, which provides a white three piece suite to finish the first floor. This property offers not one, but two off road parking spaces, with one located at the front of the property and one to the rear which is ideal for couples or a young family who will appreciate easy access into their home. This property is well-positioned in the town and benefits from being just a short walk away from the nearest shops. Interest in this lovely property is expected to be high, so to avoid disappointment contact the St Ives office today 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 3JE

What3Words: ///firming.vessel.heaven

Tenure: Freehold

Property Built: 1980s

Owned Since: 3 years

Vendors Onward Movements: Upsizing locally

Council Tax Band: B

EPC: C

Rear Garden Aspect: North West

Rear Garden Boundary: Left and rear

Boiler Age: 2021

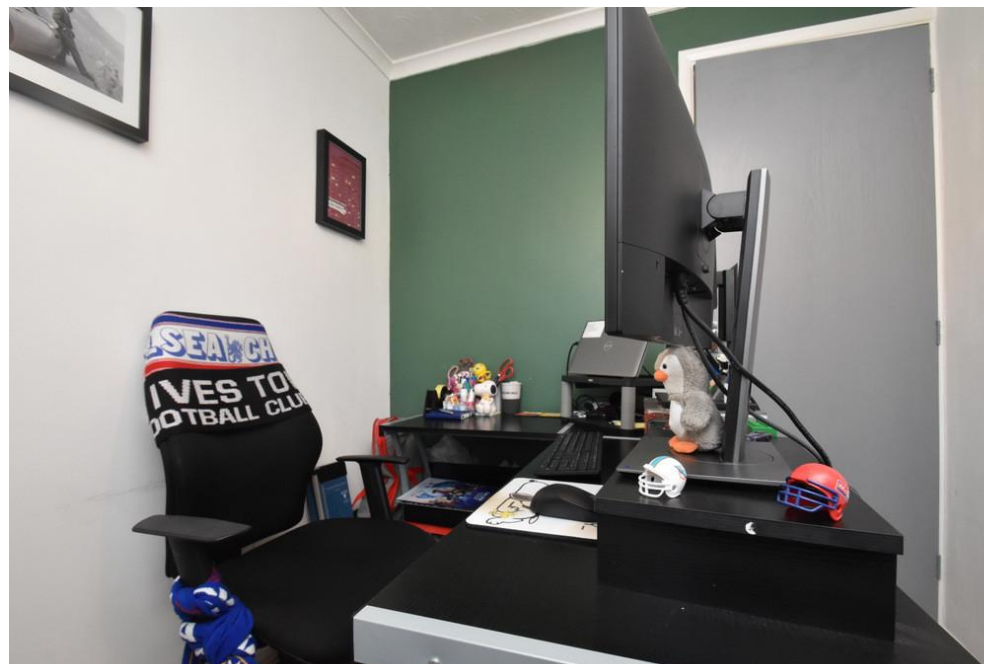
UPVC Windows: Installed in 2007

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

Secondary School Catchment: St Ivo

Loft: Part boarded with ladder

Water Meter: Yes



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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For independent whole of market mortgage advice please call the team to book your appointment.

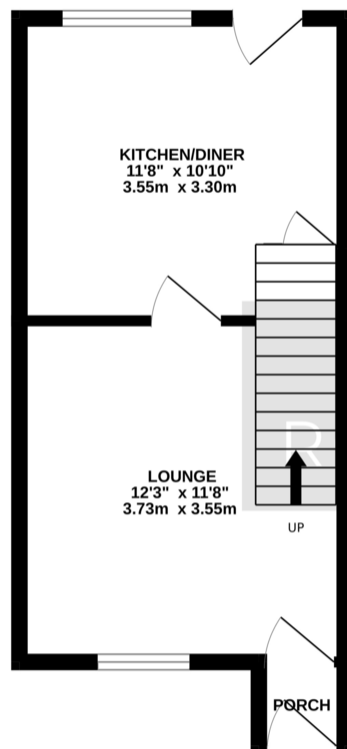
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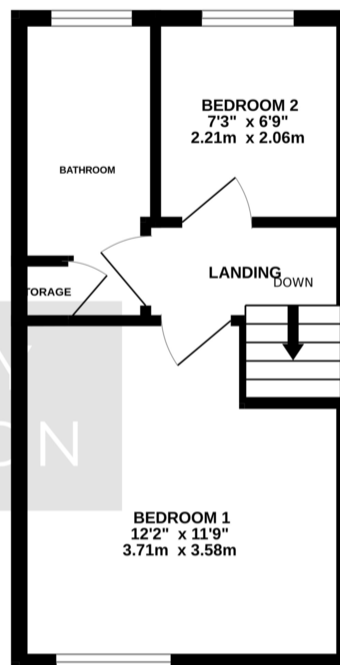




GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 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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