



HARVEY ROBINSON

Offers In Excess Of
£300,000
Hill Rise
St. Ives, PE27 6SG

- Semi-Detached Property
- Extended Ground Floor Accommodation
- No Forward Chain
- Ground Floor Shower Room

- Sought After Location
- Parking To Rear
- Single En-Bloc Garage
- Ideal Investment or First Time Buy



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this three bedroom semi-detached property. Located on 'Hill Rise' this property is well positioned near local amenities and is a great property for both first time buyers or small families. The property has been thoughtfully extended on the ground floor to provide a spacious entrance hall and a three-piece shower room. There is a large lounge which benefits from sliding doors to the rear garden and a front-facing kitchen/diner which provides ample storage. The first floor of this property offers three bedrooms, with two doubles and a further single. The master bedroom is very generous in size and double windows flood the room with natural light. There is a family bathroom which has been fitted with a white three-piece suite. The property offers a private rear garden which has been finished with low-maintenance in mind. There is a single garage which is accessible by driving down 'The Mallards' and going to the end of 'Swan Close' which is where you can also find off road parking. There is also on-road parking available if you have more than one vehicle. This property provides a blank canvas for all prospective viewers and is the perfect property to add your own stamp to. Interest in this great 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 as well as the nearest guided bus stop. 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. Withing 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 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 6SG

What3Words Location: ///bluffing.bonus.impulses

Property Constructed: 1970's

Council Tax Band: C

EPC Rating: D

Current Owners Purchased Property: 10+ years

Seller's Onward Movements: No forward chain

Rear Garden Aspect: East

Primary School Catchment: Thorndown Primary School

Secondary School Catchment: St Ivo

Boiler Installed: 3 years ago



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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

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

View all our properties at harveyrobinson.co.uk

Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 – Gold Winner

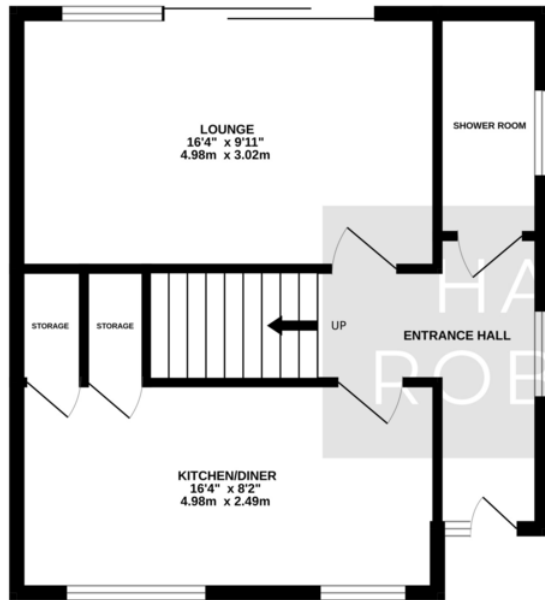
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

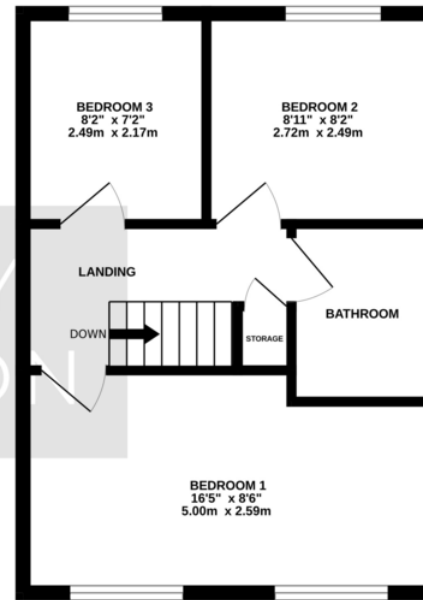




GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.
Made with Metropix ©2025

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

OFFICE ADDRESS

9 White Hart Court, St Ives,
Cambridgeshire, PE27 5EA

CONTACT

01480 454040
stives@harveyrobinson.co.uk
www.harveyrobinson.co.uk