



HARVEY ROBINSON

Offers In Excess Of
£300,000

38 Swan Close
St. Ives, PE27 6HX

- End Terraced Home
- Three Generous Bedrooms
- Open Plan Kitchen Diner
- Refitted Kitchen and Family Bathroom

- Landscaped Rear Garden
- Single Garage
- Off Road Parking
- Overlooking a Pleasant Green



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present to the market this rarely available three bedroom semi-detached house. Located on Swan Close it is perfectly positioned. It is close to local amenities and in walking distance of the town centre, not to mention plenty of transport links, including the Guided Busway. Set back from the path, with a generous south-west facing front garden, this property comprises in brief, an entrance hallway which leads into the spacious and bright living room. Double doors take you into the spacious kitchen/diner complete with ample cupboard and worktop space. Sliding doors lead onto a decking area and mature garden laid to lawn and fruit trees. There is an additional patio area at the far end of the garden. Upstairs the property is comprised of two double bedrooms and a further single. One has built in storage, the other extensive curtained off storage. A further single bedroom can double up as a handy home/office space. There is a modernised, three piece family bathroom. Externally, the property benefits from a single garage and parking space which can be accessed via the garden. This home truly needs to be viewed to be appreciated. Please call us to arrange your 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. Within two miles 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. By car it is a twenty minute drive along the A14. In addition the St Ives Park & Ride is only a five minute drive. The Guided Bus stops very close to the house with routes to central Cambridge and both its rail stations, Central and North, as well as to Addenbrookes and Hinchingsbrooke Hospitals. The nearest rail station is at Huntingdon, just a ten minute drive away. From here you can reach 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.





FAQS

Tenure: Freehold

Post Code for SatNav: PE27 6HX

What3Words Location: ///ruled.panoramic.unit

Property Constructed: 1972

Council Tax Band: B

EPC Rating: C

Current Owners Purchased Property: 4 Years Ago

Seller's Onward Movements: Relocating

Rear Garden Aspect: North East

Primary School Catchment: Thorndown Primary School

Secondary School Catchment: St Ivo

Boiler Installed: 2019

Boundaries: Left, Right and Back



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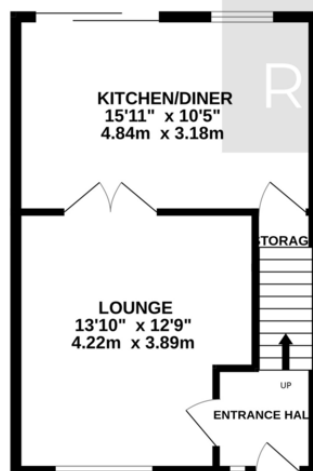
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

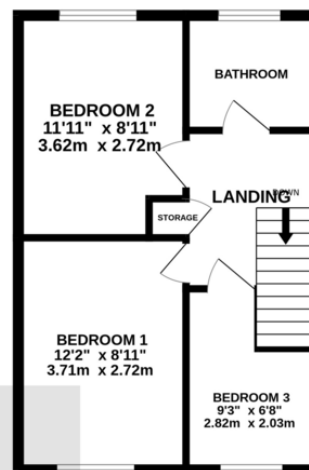




GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



FAQs

Type here

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		

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

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