

A two-story brick house with a white door and windows, surrounded by greenery and a clear blue sky. The house has a brown tiled roof and a satellite dish on the wall. A large green bush is in the foreground on the left, and a path leads to the front door. The sky is clear and blue.

HARVEY ROBINSON

£270,000

Nene Way

St. Ives, PE27 3FJ

- End Terrace Home
- Four Bedrooms
- Lounge/Dining Room
- Close to Local Schools

- Private Rear Garden
- Single Garage
- Allocated Parking
- Sought After Town Location



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this rarely available four-bedroom family home in the heart of St Ives. Offered for sale in 'move in ready' condition having recently been redecorated throughout, and with no forward chain, this property is expected to be popular. Upon entering the front door, you are greeted with a light and airy entrance hall with potential for storage space, leading to a front to back lounge diner spanning the depth of the ground floor. This space is flooded with light from windows to the front and rear and offers a dedicated space for dining adjacent to the kitchen as well as direct access to the rear garden. The kitchen completes the ground floor space and again overlooks the rear garden and is packed with storage as well as providing ample appliance space and a freestanding dishwasher. Upstairs, the four bedrooms can be found, in addition to the family bathroom which is fitted in a white three-piece suite and two further storage cupboards. The property benefits from hard flooring throughout the ground floor space as well as recently refitted boiler in 2024 and a new consumer unit, replaced in 2020. The rear garden is private and fully enclosed and as an end of terrace, benefits from a side gate providing access to the rear garden from the front. The front garden is also generous and is mainly laid to lawn. The property can be accessed via a pedestrian pathway giving the property an excellent degree of privacy. The single garage and allocated parking can, however, be found just behind the rear garden as well as ample on road parking just a stone's throw from the front door. Viewing of this immaculately presented property is essential and can be organised by contacting our St Ives office.



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 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 3FJ

What3Words Location: admit.compiled.growth

What3Words Garage Location: threaten.setting.surcharge

Property Constructed: August 1988

Current Owners Purchased Property: 12 years ago

Seller's Onward Movements: No Forward Chain

EPC Rating: C

Council Tax Band: B

Heating Type: Gas Central Heating

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

Primary School Catchment: Wheatfields Primary

Secondary School Catchment: St Ivo Secondary School

Conservation Area: No

Rear Garden Aspect: North East

Rear Garden Boundaries: Rear and Right

Water Meter: No

Boiler Installed: 2024 and serviced in 2025



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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Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 – Gold Winner

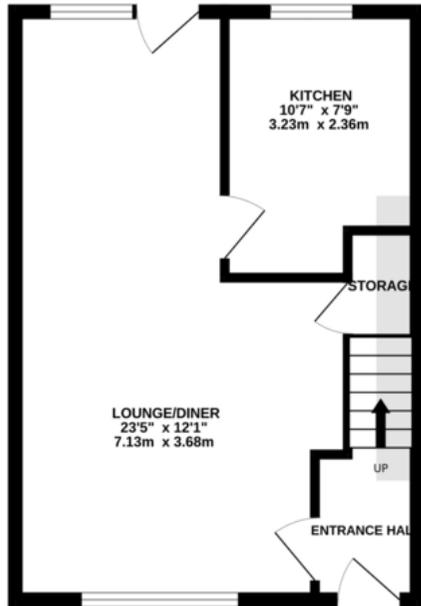
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

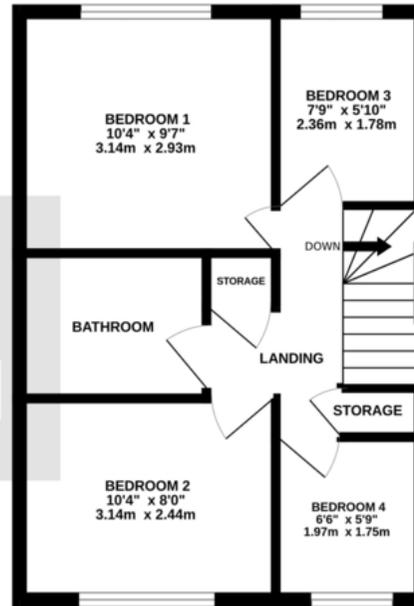




GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 883 sq.ft. (82.0 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 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

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