



HARVEY ROBINSON

£108,000
Wren Close
St. Ives, PE27 5DW

- End Terrace Home
- Two Generous Bedrooms
- 40% Shared Ownership
- Off Road Parking

- Enclosed Rear Garden
- Close to Local Amenities
- Sought After Town Location
- No Forward Chain

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this end terraced property located in the sought after town of St Ives. Available to purchase at a 40% share, this property provides ample accommodation and a great opportunity to get onto the property ladder. The ground floor welcomes you in to a spacious entrance hall, which leads to a large front facing lounge. There is an open-plan kitchen dining room which leads to the utility and cloakroom. The kitchen has been finished with cream cabinets and offers generous storage and integrated appliances. The first floor provides two generous double bedrooms which are flooded with natural light and a family bathroom which has been fitted with a white three-piece suite. The south facing rear garden is mainly laid to lawn, with a number of mature shrubs which create privacy and shade from the sun. There is off road parking available to the front of the home. Interest in this well presented home is expected to be high, so 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, a mix of property types, and great local amenities to name just a few. The centre of St Ives is within walking distance and is approximately a mile away. In St Ives you will find plenty of shops including Waitrose along with some great independent stores and cafes which offer excellent coffee and brunch options within walking distance. For those that love the outdoors, there are excellent walks and cycle routes along the river Great Ouse and Thicket that are easily accessible from the property. The pubs are also highly rated by residents and you'll find plenty of great restaurants in the area. Within a mile you will also find a Morrisons & Aldi supermarket along with various other restaurants and two gyms within 5 minutes of the property. In the other direction, Huntingdon is just as easily accessible and offers a wealth of amenities including supermarkets, restaurants and a cinema. One of St Ives' biggest draws is its proximity to Cambridge, the A1307 is just a couple of miles from the property and provides easy access into the centre of Cambridge in approximately 30 minutes. In addition the St. Ives Park & Ride terminal is only a five-minute drive away and there is a guided bus stop on Houghton Road which is a stones throw from the property. This provides access to Cambridge in under an hour and is one of the many draws to this historic market town. The nearest station is at Huntingdon, which is just a ten-minute drive away. From here, you can catch a train to central London, which takes just over an hour. Primary and secondary schools can also be found within a short walk of the property.





FAQ'S

Tenure: Leasehold

Property Constructed: 2012

Post Code for SatNav: PE27 5DW

What3Words Location: ///sweep.glimmers.talker

Council Tax Band: B

EPC: C

Conservation Area: No

Lease Length Remaining: 87 years 9 months

Management Company: Domovo

Monthly Rent amount: £353.56

Monthly Service charge: £37.05

Seller's Onward Movements: No forward chain

School Catchment Area: Hemingford Grey Primary and St Ivo

Rear Garden Aspect: South

Water Meter: Yes, to the front of property

Boiler Installed: 2012, serviced in 2024

Allocated Parking: To the front of the Building



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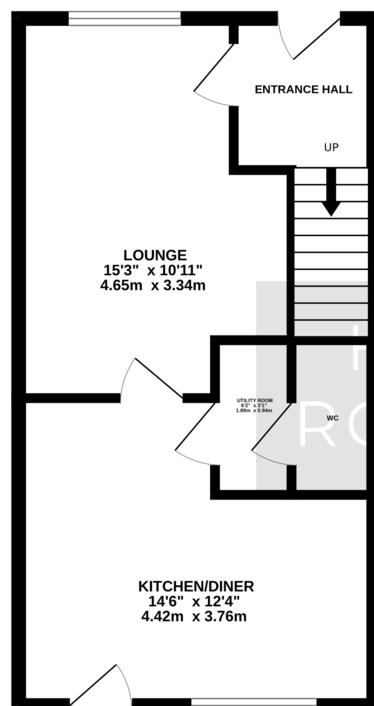
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

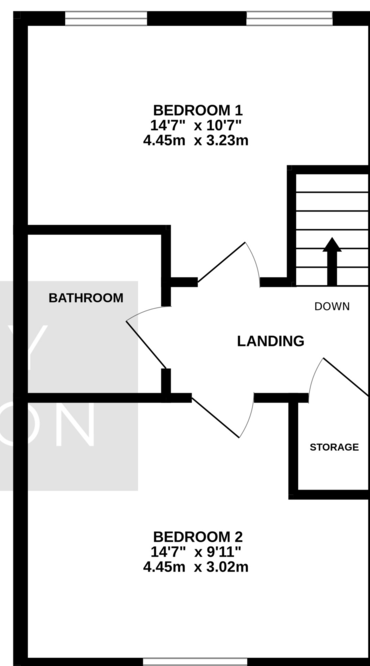




GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 77 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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