



HARVEY ROBINSON

£260,000

New Road

St. Ives, PE27 5BE

- Rarely Available Town Centre Bungalow
- Two Bedrooms
- 12x16ft (approx) Lounge Diner
- Rear Facing Kitchen

- Ideal Rental Opportunity
- 2 Minutes Walk to Town
- South Facing Garden
- Recently Modernised



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale with no forward chain, this rarely available town centre bungalow. Offering recently renovated accommodation inside, this two-bedroom bungalow comprises an entrance hall, a double main bedroom, a single second bedroom, a spacious and bright lounge diner, a modern shower room, and a rear-facing kitchen. Externally the property benefits from a south-facing garden that offers a good degree of privacy, and to the front there is off-road parking. The property has also had an application for dropped kerbs to the front accepted. Viewings of this ideally located property are essential to appreciate the space on offer, so to arrange call the 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 a two minutes walk away, 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 supermarkets.

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, or 10 minute walk. 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.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 5BE

What3Words Location: balance.expansion.junction

Property Built: 1940's

Owned For: 4 months

Seller's Onward Movements: No Forward Chain

EPC Rating: D

Council Tax Band: B

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Conservation Area: Yes

Rear Garden Aspect: South

Water Meter: Yes, on pavement

Boiler Installed: Unknown

Loft: Part-boarded, with ladder

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

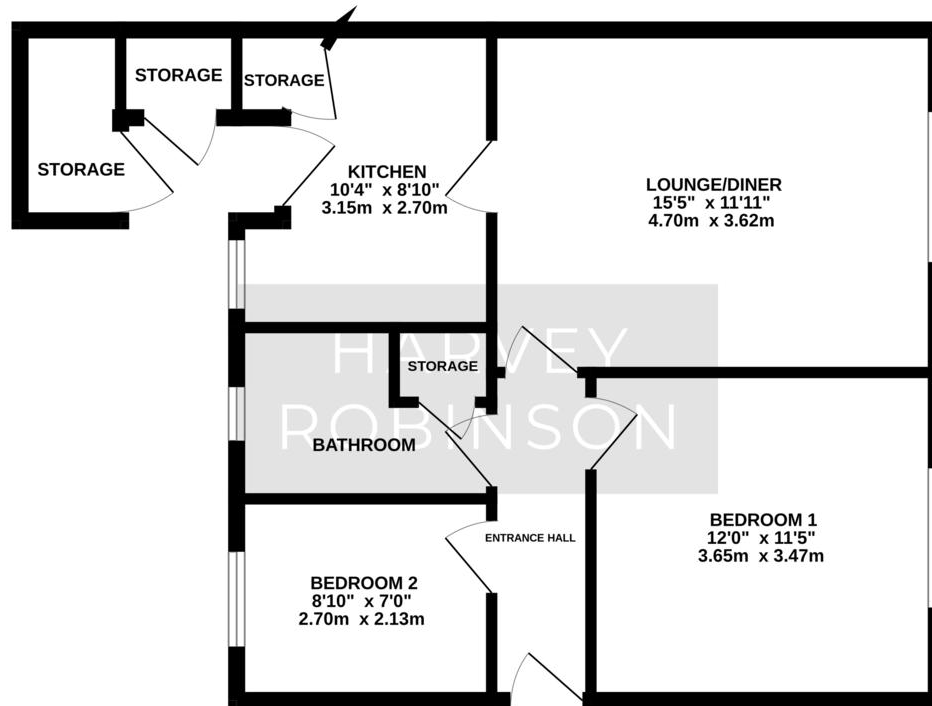
British Property Awards 2023 & 2024 – Gold Winner

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

4.9 Star Google Review Rating



GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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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