



HARVEY ROBINSON

£340,000

Waveney Road

St. Ives, PE27 3FN

- Three Bedroom Detached House
- No Forward Chain
- Open Plan Living Accommodation
- Additional Conservatory

- Downstairs Cloakroom
- Private Rear Garden
- Refitted Family Shower Room
- Single Garage



PROPERTY SUMMARY

Situated in the ever-popular market town of St Ives, this well-presented three-bedroom detached home offers spacious and versatile accommodation, ideal for families and professionals alike. The property comprises a welcoming entrance hall, downstairs WC, a bright and airy through lounge/diner, and a conservatory providing additional living space. The kitchen is complemented by a practical utility area, offering further convenience and functionality. Upstairs, there are three good-sized bedrooms alongside the family bathroom, with ample storage available throughout the property. Externally, the home benefits from a well-maintained private rear garden, garage and driveway parking. Viewing of this property is highly recommended to truly appreciate.



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 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, 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 a mile you will also 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 a mile 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 short walk of the property.





FAQS

Tenure: Freehold

Postcode for SatNav: PE27 3FN

What3Words Location: ///softly.amplified.logic

Property Age: 1980's

Construction Type: Timber Framed

Current Owners Owned Property: 8 Years

Seller's Onward Movements: No Forward Chain

Council Tax Band: D

EPC Rating: D

Rear Garden Boundaries: Left, Back, Right

Primary School Catchment: Eastfield Primary, Wheatfields Primary, Thorndown Primary

Secondary School Catchment: St Ivo Academy

Water Meter: Yes

Boiler Age: 2017



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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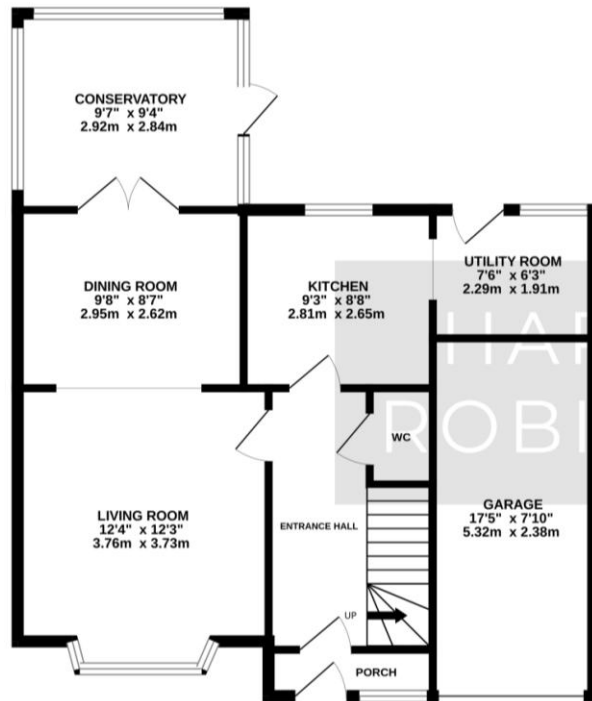
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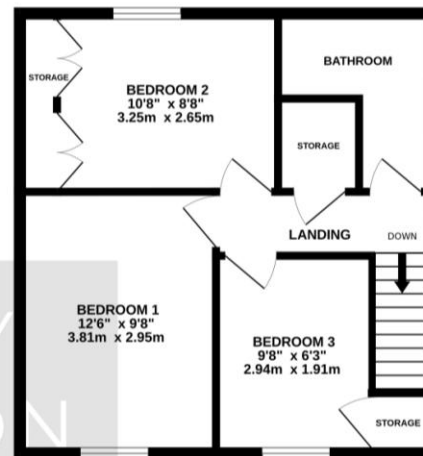




GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 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

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