



HARVEY ROBINSON

Offers In Excess Of
£375,000

Wadsworth Close

St. Ives, PE27 6AH

- Semi-Detached Family Home
- Three Bedrooms
- En Suite to Main Bedroom
- Three Piece Bathroom Suite

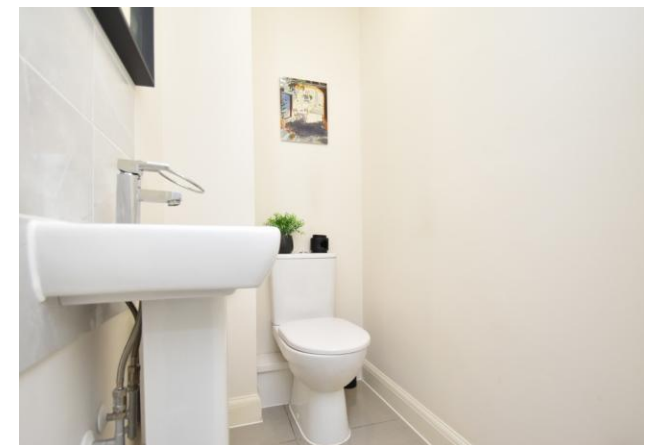
- Rear Facing Kitchen Diner
- Off Road Driveway Parking
- South Facing Garden
- Sought After Development

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PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale with no forward chain this three-bedroom family home nestled in the centre of the popular Spires development in the west of St Ives. Offering spacious and modern living throughout, the accommodation in brief comprises an entrance hall, downstairs cloakroom, rear-facing kitchen and separate dining room, and 16ft lounge. Upstairs, the property benefits from three well-sized rooms - a generous double main room with adjoining ensuite shower room and integrated storage, a double second room with integrated wardrobe space and storage over the stairs, and a comfortable single third bedroom perfect for a home office. There is also a three-piece bathroom suite, fitted with a contemporary grey tiling around the shower and bath. Outside, the property benefits from a walled rear garden, with space for a garden shed and access directly to the front of the house via a garden gate. There is also off-road parking available to the side of the property and provides space for two vehicles to park off-road on the driveway. Further on-road parking can be found a short distance from the house, as well as multiple green spaces across the development. Interest on this ideal family home is expected to be high, so to arrange a private tour contact 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 within walking distance and is approximately 1/2 of a mile away. 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 A1309 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 6AH

What3Words Location: shin.robe.grasp

Property Built: 2019

Owned Since: 2019

Seller's Onward Movements: No Forward Chain

EPC Rating: B

Council Tax Band: C

Heating Type: Gas Central Heating

Estate Maintenance Charge: £197.18 p/a

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: ADSL

Primary School Catchment: Thorndown Primary

Secondary School Catchment: St Ivo Academy

Conservation Area: No

Rear Garden Aspect: South

Rear Garden Boundary: Right

Water Meter: Yes

Boiler Installed: 2019

Boiler Serviced: May 2024, with service certificate

UPVC Windows: November 2019

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

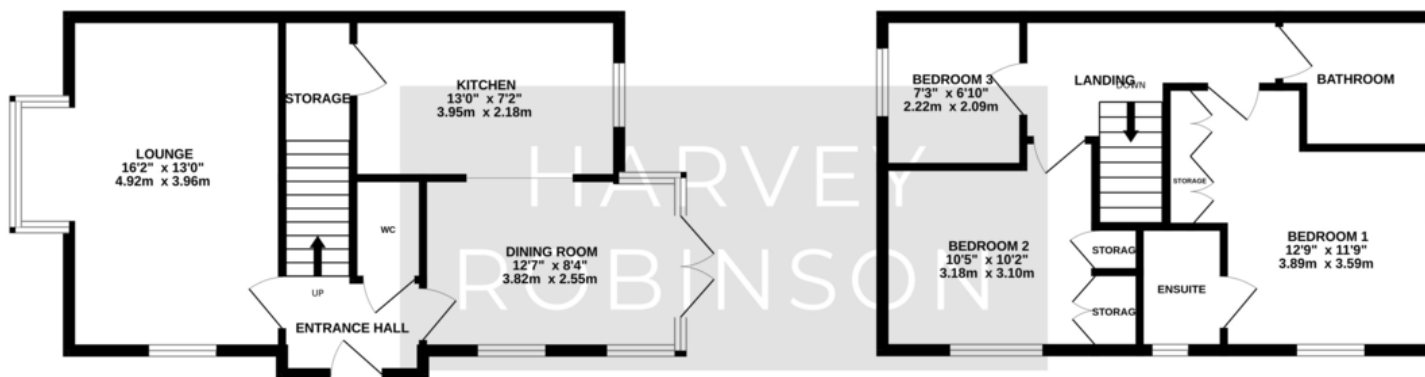
4.9 Star Google Review Rating





GROUND FLOOR
482 sq.ft. (44.7 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	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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