



Dart Close, St. Ives

In Excess of £220,000



- Mid-Terraced Freehold Property
- Viewing Essential
- Well-Presented Throughout
- Private Rear Garden
- Generous Kitchen Breakfast Room
- Two Allocated Parking Spaces
- Sought After Location
- Two Bedrooms
- One Reception Room
- Refitted Family Bathroom

### FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 3JA

What3Words Location: turntable.uplifting.mocking

Council Tax Band: B

EPC Rating: C

Property Constructed: 1984

Conservation Area: Yes

Utilities: Gas Central Heating, Mains Electricity, Water and Sewerage

Broadband: Fibre to the Premises

Current Owners Purchased Property: 4 Years Ago

Seller's Onward Movements: Upsizing Locally

Rear Garden Aspect: East

Rear Garden Boundaries: All

School Catchment Areas: Wheatfields Primary and St Ivo Secondary

Water Meter: No

Gas Boiler Installed: 2014 and serviced in 2024

UPVC Windows Installed: 2022 and under warrant

Loft: Part-boarded with Ladder

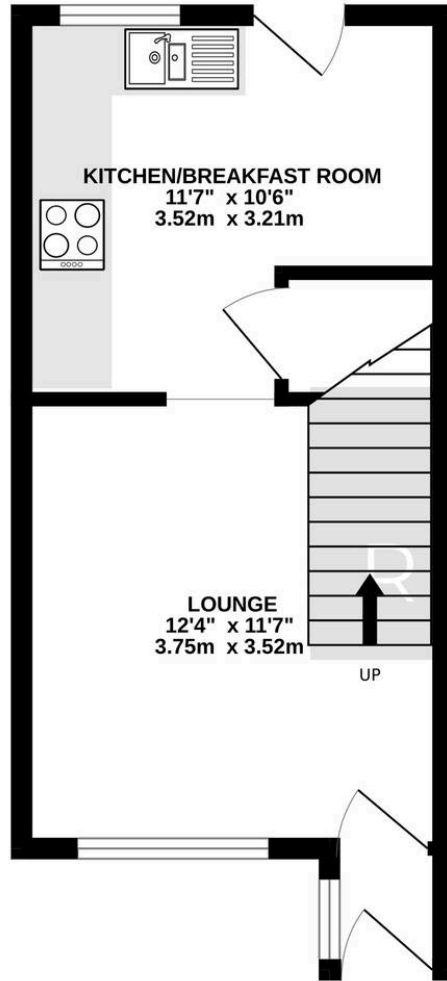


## PROPERTY SUMMARY

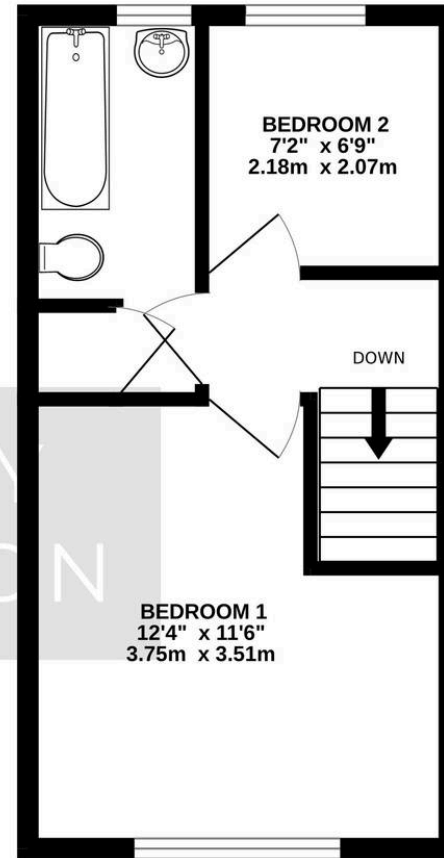
Harvey Robinson Estate Agents in St Ives are pleased to offer for sale this perfect first time buy or investment property in Dart Close in St Ives, located within walking distance of the guided bus stop and the many amenities that St Ives has to offer. Arranged over two floors, the property in brief comprises an entrance porch leading to a light and airy lounge with under-stairs storage and stairs leading to the first floor. To the rear, there is a separate kitchen / breakfast room with plenty of built-in storage, appliance space and room for a dining table. The kitchen also houses the gas fired central heating boiler which was replaced in 2014 and serviced last in 2024. The kitchen has direct access to the rear garden which is enclosed by recently replaced timber fencing and is mainly laid to lawn with a generous storage shed and a gate leading to the parking to the rear. To the first floor, there are two bedrooms and a family bathroom that was refitted within the last four years in a white three piece with shower over bath and an airing cupboard providing further storage space. The current owners have undertaken a lot of work on the property during their ownership resulting in the property benefitting from new flooring throughout as well as new UPVC windows and doors which were replaced in 2022. Viewing of this rarely available property is highly recommended as the interest is expected to be high. Please do not hesitate to contact Harvey Robinson St Ives to arrange your viewing now.



GROUND FLOOR  
274 sq.ft. (25.5 sq.m.) approx.



1ST FLOOR  
264 sq.ft. (24.5 sq.m.) approx.



HARVEY  
ROBINSON

TOTAL FLOOR AREA : 538 sq.ft. (50.0 sq.m.) approx.  
Made with Metropix ©2025



#### LOCATION SUMMARY

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.





## Harvey Robinson St Ives

Harvey Robinson Estate Agents, 9 White Hart Court - PE27 5EA

01480 45 40 40

[stives@harveyrobinson.co.uk](mailto:stives@harveyrobinson.co.uk)

[www.harveyrobinson.co.uk/](http://www.harveyrobinson.co.uk/)

These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee may apply for electronic verification. We may receive a referral fee for recommended services.