



Erica Road, St. Ives  
£275,000



- Three Bedroom Mid-Terrace House
- Popular Location
- Private Rear Garden
- Single En-Bloc Garage
- Spacious Lounge/Diner
- Open Plan Living Accomodation
- Close to the Guided Busway
- Walking Distance to Local Amenities
- Ideal First Time Buy
- Viewing Essential

### FAQs

Tenure: Freehold

Postcode for SatNav: PE27 3AG

What3Words Location: ///similar.friday.outermost

Owned For: 2 years

Seller's Onward Movements: Upsizing locally

EPC Rating: C

Council Tax Band: B

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Primary School Catchment: Thorndown Primary

School/Wheatfields Primary

Secondary School Catchment: St Ivo Secondary School

Rear Garden Boundary: Rear

Rear Garden Aspect: East

Conservation Area: No

Water Meter: Yes

Boiler Installed: 7 years, serviced in 2025

Garage: Single En-Bloc

Loft: No

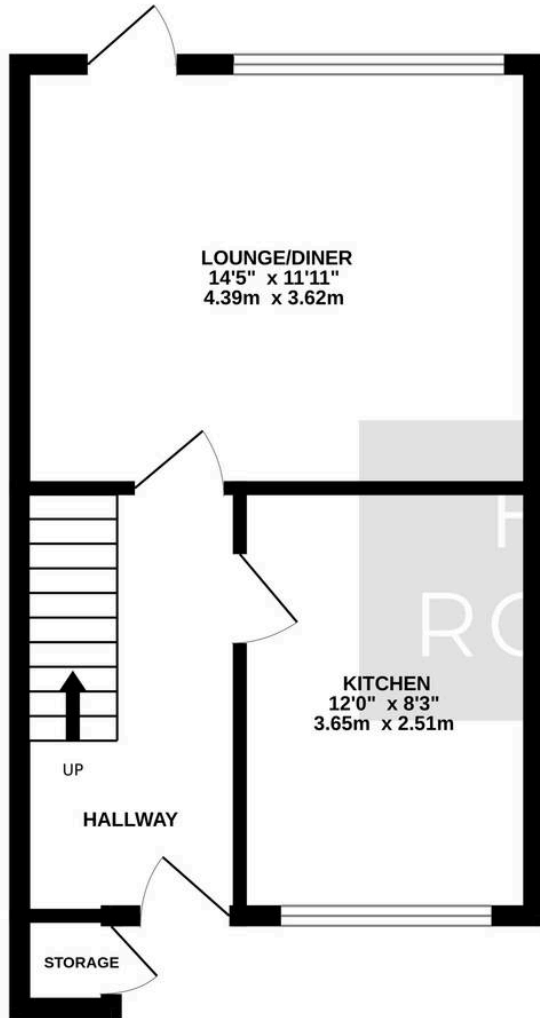


## PROPERTY SUMMARY

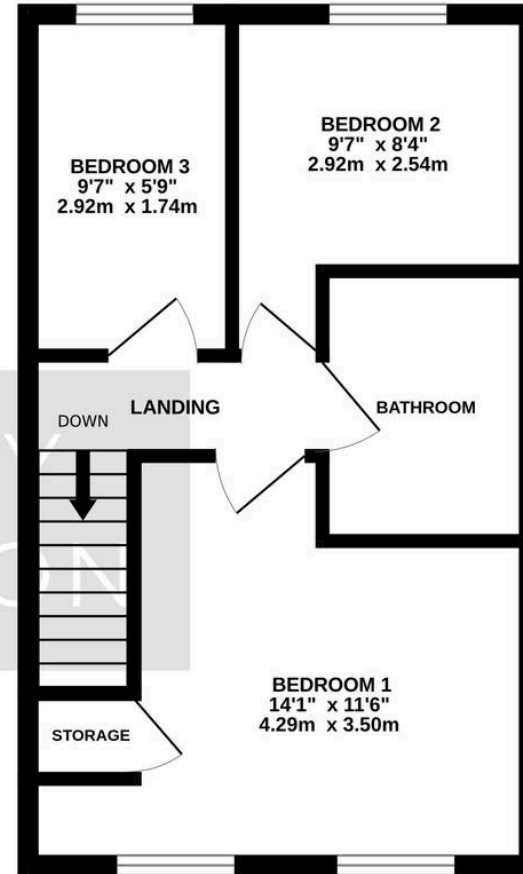
This well-presented three bedroom mid-terrace house is ideally situated in a popular and convenient location, offering easy access to the Guided Busway and within walking distance of a variety of local amenities, making it an excellent choice for first-time buyers or those looking for a comfortable family home. Upon entering, you are greeted by a welcoming entrance hall leading into a spacious open plan lounge/dining area, which provides a versatile space for both relaxing and entertaining. The living accommodation is thoughtfully designed to maximise natural light and flow, creating an inviting atmosphere throughout the ground floor. The modern kitchen is fitted with ample storage and workspace, catering to the needs of busy households. Upstairs, the property boasts three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for use as bedrooms or a home office. The contemporary family bathroom completes the first floor, with a three-piece suite. Additional storage is available via built-in cupboards, ensuring the home remains clutter-free and organised. The property also benefits from a single en-bloc garage, offering secure parking or extra storage options for bikes, tools, or seasonal items. With its combination of practical features and a sought-after location, this home is perfectly suited to those seeking a blend of convenience and comfort. Viewing is essential to fully appreciate the generous proportions, well-planned layout, and the potential this home offers. Whether you are a first-time buyer looking for a solid start on the property ladder or a growing family in need of more space, this three bedroom terraced house presents an outstanding opportunity in a desirable setting.



GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



HARVEY  
ROBINSON

TOTAL FLOOR AREA : 686 sq.ft. (63.8 sq.m.) approx.

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## 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/)

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