



Goodman Close, St. Ives

Guide Price £325,000



- Semi-Detached Family Home
- Three Generous Bedrooms
- Ensuite to Master Bedroom
- Downstairs Cloakroom
- Open Plan Kitchen Diner
- Separate Utility Room
- Light and Airy Accomodation
- Single Garage and Parking
- Close to Guided Bus Stop
- Viewing Essential

#### FAQ's

Tenure: Freehold

Postcode for SatNav: PE27 6TF

What3Words Location: mirroring.movies.shortcuts

Property Constructed: 2012

Council Tax Band: C

EPC Rating: C

Current Owners Purchased Property: 13 Years Ago

Seller's Onward Movements: No Forward Chain

School Catchment Areas: Thorndown Primary and St Ivo Secondary School

Boiler: Installed in 2012 and Serviced in 2025

UPVC Windows Installed: 2012

Electric Car Charging: Yes

Central Heating: Gas

Utilities: Mains Gas, Electric, Water and Sewerage

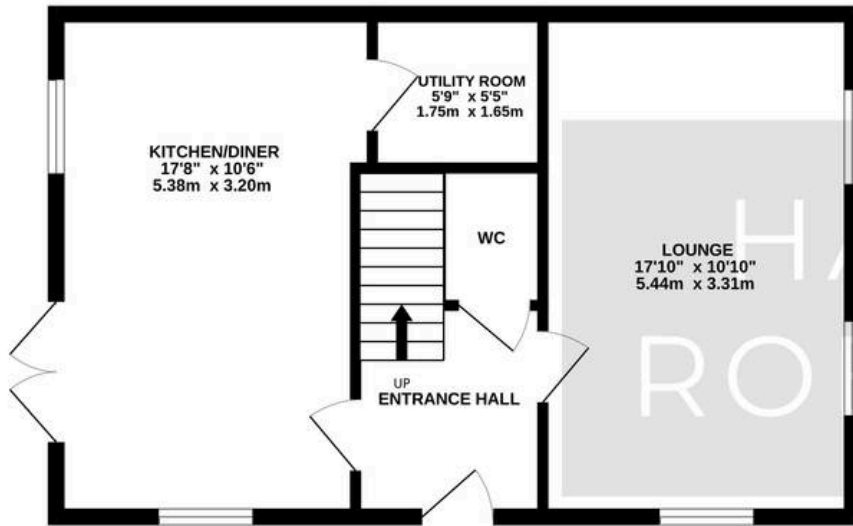


## LOCATION AND AMENITIES

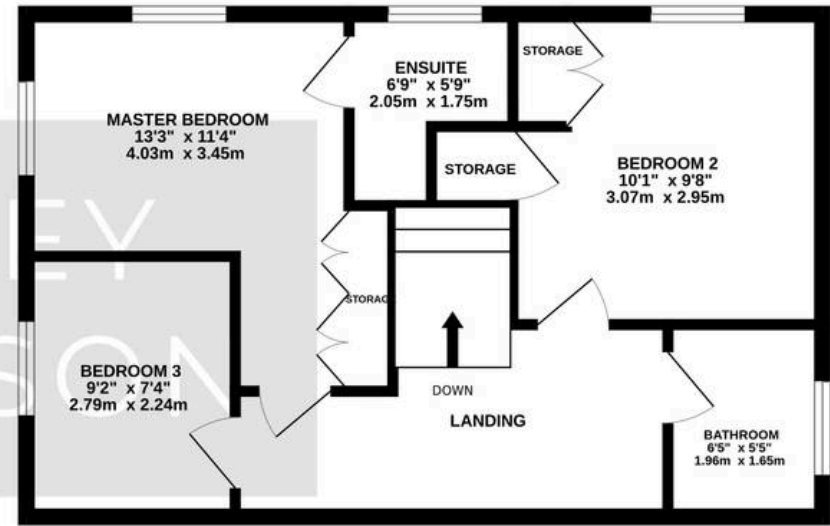
St Ives is one of Cambridgeshire's best-loved towns. It has a huge amount to offer homebuyers, including a scenic riverside location, plenty of historic properties, and great local amenities, to name just a few. The centre of St Ives is within walking distance and is approximately 1/2 of a mile away. The cottage is in reach of all that St. Ives has to offer in the way of cafés, pubs, restaurants and you can be at the Broadway Cellars, Vadi Kitchen, and Commute Cafe in a 1-minute walk, and The Nelson's Head, Floods, and the Ivy League Club in under a 3 minutes' walk. In St Ives you will find plenty of shops along with some great independent 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 guided bus stops to both Cambridge and Huntingdon are a few steps away from this home and 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.



GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.  
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## 2a Goodman Close

St. Ives, St. Ives

### PROPERTY SUMMARY

**GUIDE PRICE £325,000 - £350,000** Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this impressive semi-detached family home presenting an excellent opportunity for those seeking spacious and contemporary living in a highly convenient location. The property boasts three generous bedrooms, with the master bedroom featuring a private ensuite, offering a perfect retreat for relaxation. The accommodation is light and airy throughout, creating a welcoming atmosphere that is ideal for both family life and entertaining guests. The heart of the home is the open plan kitchen diner, which provides ample space for dining and socialising, while the separate utility room offers practical solutions for laundry and storage needs. A downstairs cloakroom adds further convenience for residents and visitors alike. The property also benefits from a single garage and additional parking, catering to modern family requirements. Situated close to a guided bus stop, this home is ideally positioned for easy access to Cambridge, local amenities, schools and transport links, making commuting and daily errands straightforward. Viewing is essential to fully appreciate the quality and versatility of the accommodation on offer, as well as the attractive layout that sets this property apart. Whether you are upsizing, relocating or searching for your next family home, this property offers a superb blend of style, space and convenience, making it a must-see for discerning buyers.

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## Harvey Robinson St Ives

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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.