



Shakespeare Road, St. Ives

In Excess of £350,000



- End of Terrace Property
- Spacious Open Plan Kitchen Diner
- Four Generous Bedrooms
- Bathroom and Shower Room
- Private Parking
- Enclosed Rear Garden
- Solar Panels Scheme
- Perfect Family Home
- Close to Local Amenities
- Viewing Highly Recommended

Tenure: Freehold

Postcode for SatNav: PE27 6TR

Property Built: 1970-1990

Owned For: Since 2014

What3Words Location: ///table.bets.sprinter

Seller's Onward Movements: Upsizing

EPC Rating: B

Council Tax Band: C

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage. Fibre to the Premises

Rear Garden Boundary: Rear, Left

Rear Garden Aspect: North

Primary School Catchment: Thorndown Primary, Eastfield Primary,

Westfield Primary, Wheatfields Primary

Secondary School Catchment: St Ivo Secondary School

Conservation Area: No

Water Meter: Yes

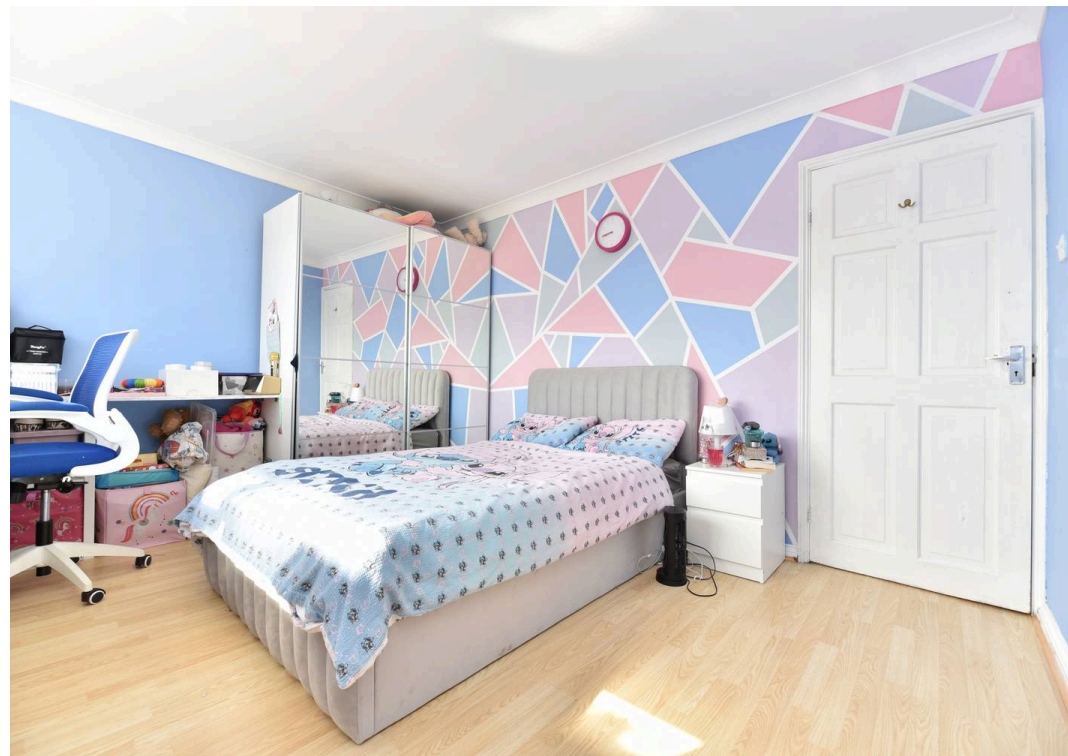
Boiler Installed: 10 Years Ago

Loft: Boarded

Kitchen Renovated: 2016

Solar Panels: Installed under a government-backed scheme that provides an annual payment of approximately £800, which will continue for the new owner. The system also includes two batteries, which may be included in the sale.

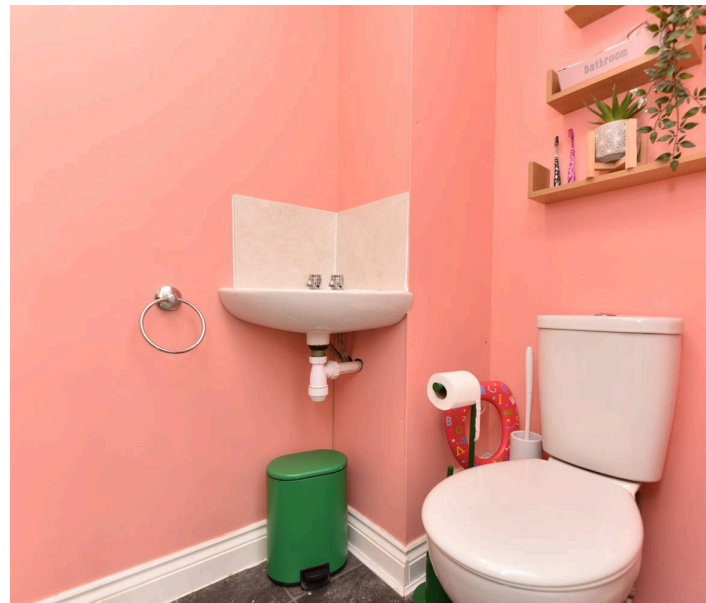




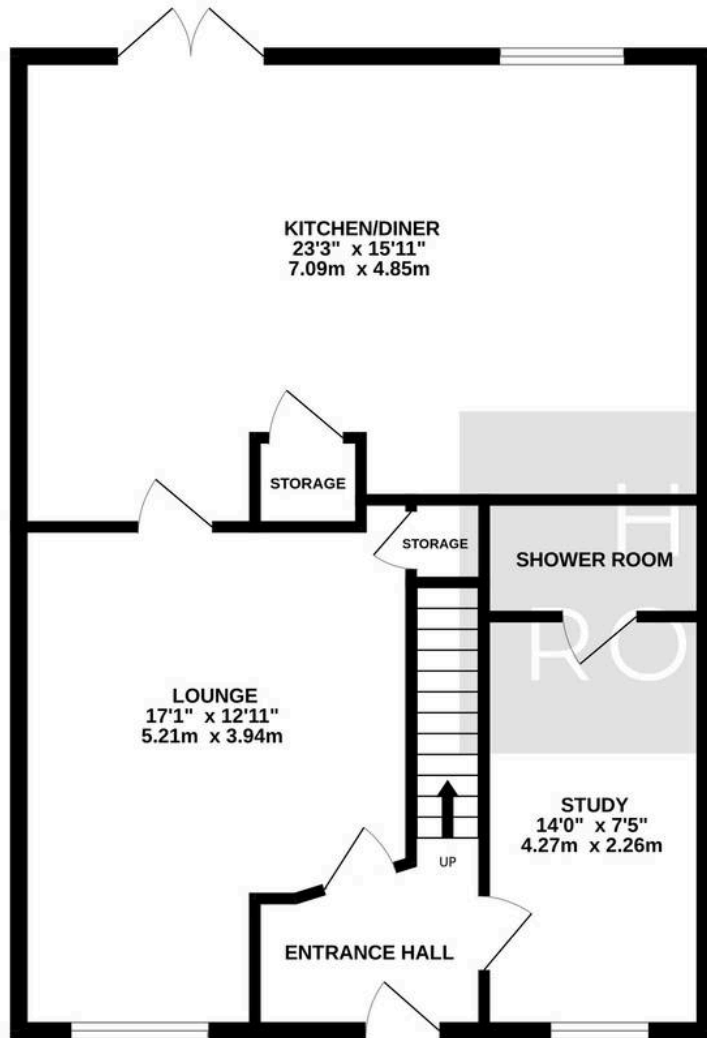
## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this beautifully presented end of terrace property offers an exceptional opportunity for families seeking a spacious and versatile home in a sought-after location close to local amenities. Upon entering, you are welcomed into a light-filled hallway that leads to a generous lounge, perfect for relaxing or entertaining guests. The heart of the home is the expansive open plan kitchen and dining area which features modern fittings and ample space for both cooking and dining. The property boasts four well-proportioned bedrooms, each providing comfortable accommodation and flexibility for growing families. In addition to the main bathroom, there is a separate shower room, offering convenience for busy households and ensuring that morning routines run smoothly. A dedicated office space is also included, making this home particularly suitable for those working from home or requiring a quiet study area. The property benefits from private parking, providing security and ease of access, and an enclosed rear garden that offers a safe and secluded space for children to play or for hosting outdoor gatherings. Thoughtfully designed to meet the needs of modern family life, this home combines generous living spaces with practical features throughout. Its location ensures that daily essentials are within easy reach, with shops, schools, and transport links all nearby. This property is presented in excellent condition and is ready for immediate occupation, allowing new owners to settle in with minimal effort. Whether you are upsizing or looking for a home that can adapt to your changing needs, this property delivers in both style and substance. The property benefits from solar panels enrolled in a government-backed Feed-in Tariff (FIT) scheme, generating approximately £800 per year in ongoing income via EDF Energy (independent of your electricity supplier), and also includes two batteries, which may be included in the sale. Early viewing is highly recommended to fully appreciate all that this wonderful family home has to offer.

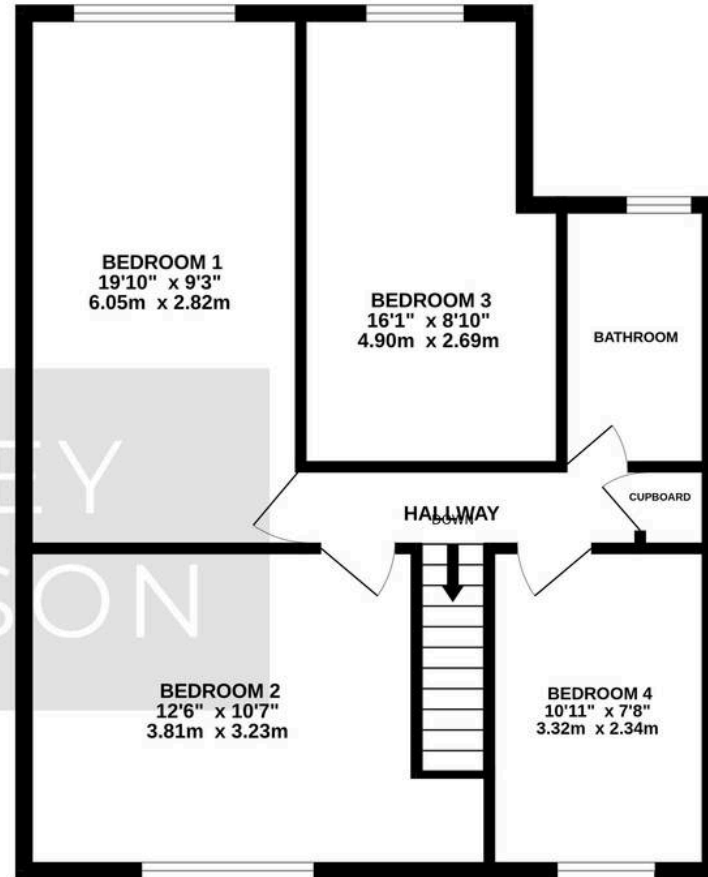
- End of Terrace Property
- Spacious Open Plan Kitchen Diner
- Four Generous Bedrooms



GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 sq.m.) approx.

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## 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 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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