



Bure Close, St. Ives  
£280,000



HARVEY  
ROBINSON

- End-Terrace Home
- Four Bedrooms
- Open Plan Lounge Diner
- Conservatory to Rear
- Private Rear Garden
- Single Garage
- Off-Road Parking
- Sought After Town Location
- Perfect for First Time Buyers
- Viewing Highly Recommended

#### FAQ'S

Tenure:

Postcode for SatNav: PE27 3FE

What3Words Location: fuss.sediment.morphing

Property Constructed: 1960-1970

Council Tax Band: B

EPC Rating: D

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: 3 Years

Utilities: Mains Water, Mains Electricity, Mains Sewage, Mains Gas

Broadband: Fibre to Premises

Loft: Partially Boarded

Current Owner Purchased Property: 5 Years Ago

Sellers Onward Movements: Upsizing Locally

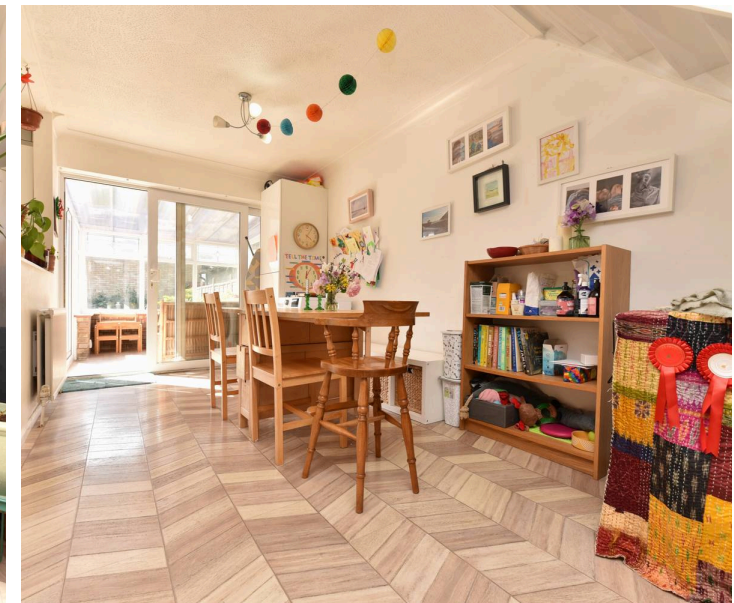
Rear Garden Aspect: West

Rear Garden Boundaries: Left and Right

Primary School Catchment: Wheatfields Primary

Secondary School Catchment: St Ivo Secondary School

Water Meter: No

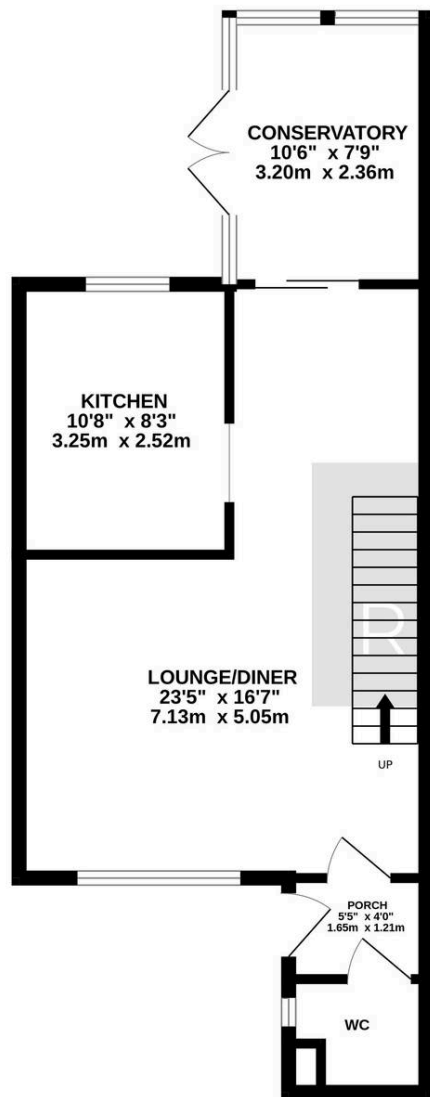


## PROPERTY SUMMARY

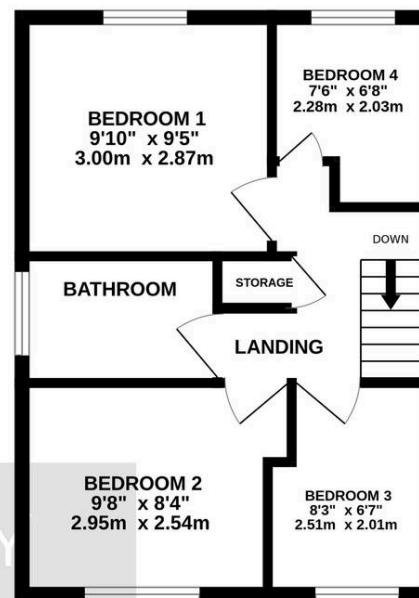
Harvey Robinson Estate Agents are delighted to present for sale this four-bedroom terraced house, offering spacious and contemporary living arranged over multiple levels. Perfectly suited to family life or those seeking versatile accommodation, the property welcomes you through a private entrance set on a desirable corner plot, leading into a modern and airy interior. The ground floor boasts a generous open plan living and dining area, where large windows and glass doors flood the space with natural light. The modern kitchen stands out with sleek white cabinetry, warm wooden countertops, integrated appliances, and a classic subway tile backsplash. The open plan layout seamlessly connects the kitchen, dining, and living areas, creating an ideal environment for family gatherings and entertaining. Upstairs, four well-proportioned bedrooms await, each enhanced by clever built-in storage solutions, contemporary colour schemes, and ample natural light. The modern family bathroom is a highlight, featuring a stylish corner bath-tub, heated towel rail, and unique patterned flooring for a touch of elegance. Step outside and discover the impressive outdoor spaces that truly set this home apart. The expansive, well-maintained rear garden is perfect for relaxation or play, offering a lush lawn, vibrant flower beds, and a decked patio area ideal for al fresco dining or summer entertaining. A charming conservatory extends the living space, providing a versatile spot for relaxation or as a playroom with delightful views of the garden. The garden is thoughtfully enclosed with fencing and a brick wall adorned with decorative mirrors, ensuring privacy and a sense of tranquillity. Additional benefits include a welcoming front garden with mature shrubbery for extra kerb appeal, ample built-in storage throughout the home, and a dedicated workspace ideal for remote working or study. With its blend of contemporary finishes, generous living spaces, and meticulously designed gardens, this property offers a unique opportunity to enjoy modern family living in a beautifully appointed terraced home.



GROUND FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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 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.





## GENERAL

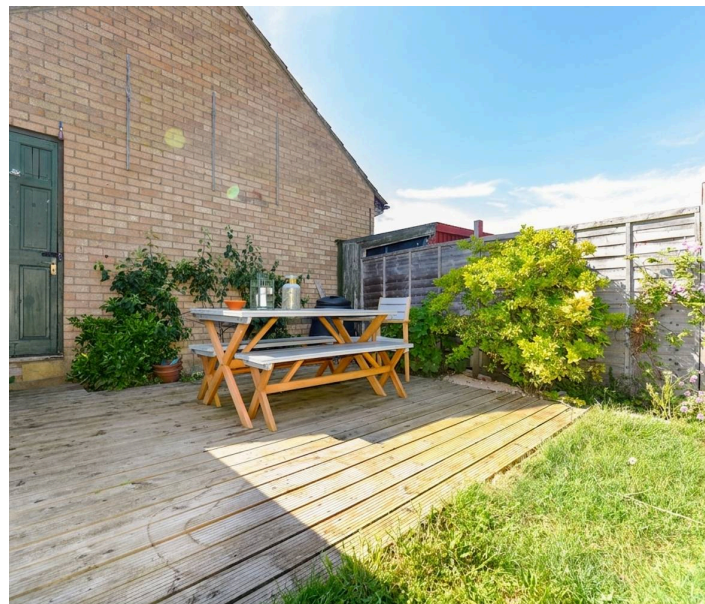
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

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



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## Harvey Robinson St Ives

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