



Burstellars, St. Ives

In Excess of £300,000



HARVEY
ROBINSON

- Semi-Detached House
- Three Generous Bedrooms
- Driveway Parking
- Single Garage with Workshop to the Rear and Access to the Garden
- Enclosed Rear Garden
- Recently Refurbished
- Kitchen with Ample Storage
- No Forward Chain
- Sought After Town Location
- Viewing Essential

FAQ'S

Tenure: Freehold

Postcode for SatNav: PE27 3YN

What3Words Location: quicksand.deflect.cinemas

Property Constructed: 1960-1970

Council Tax Band: C

EPC Rating: C

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: Unknown, serviced 29/05/2026

Windows: UPVC, recently refitted

Utilities: Mains electricity, mains water, standard sewage

Broadband: Cable

Loft: Not boarded

Current Owner Purchased Property: 1983

Sellers Onward Movements: No Forward Chain

Rear Garden Aspect: East

Rear Garden Boundaries: Left

Primary School Catchment: Wheatfields Primary School

Secondary School Catchment: St Ivo Academy

Water Meter: Yes



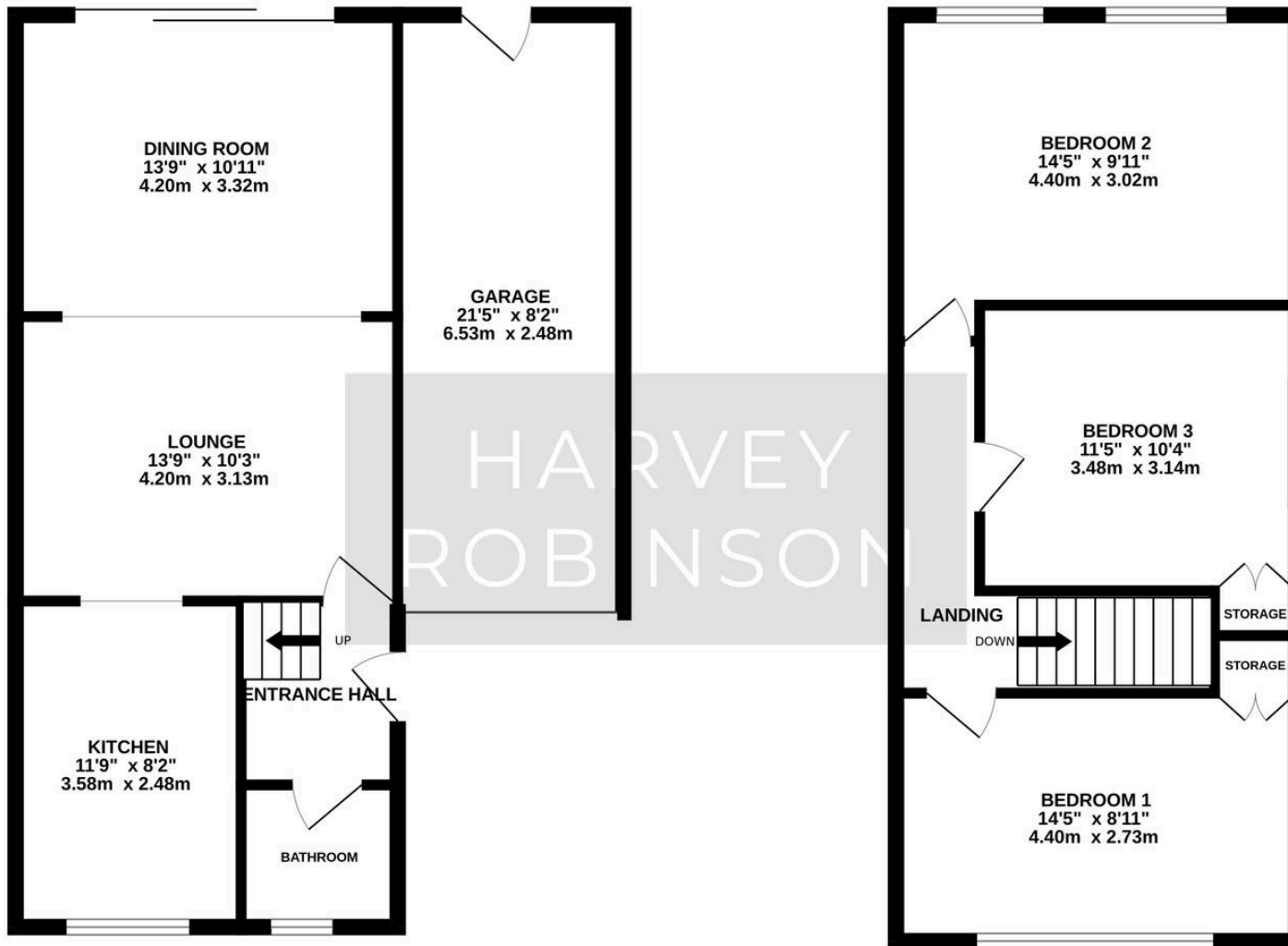
PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this refurbished three bedroom semi-detached house, ideally situated in a sought after town location, offering the perfect blend of contemporary living and convenience. The property welcomes you with an entrance hall that leads to a bright and inviting living area, providing open-plan accommodation to provide both lounge and dining space. The kitchen features ample storage and generous countertop space, making it ideal for every-day cooking. The family shower room completes the ground floor and is stylishly appointed, with sleek fittings and a fresh, neutral décor. Upstairs, there are three bedrooms, each generous in size, providing flexible accommodation for families, professionals, or those seeking a dedicated home office. Recent refurbishment throughout the property ensures a move-in ready home, with updated flooring and tasteful colour schemes. The rear garden is spacious and enclosed, providing ample space for relaxing and enjoying the summer months. Additional features include driveway parking for multiple vehicles and a single garage offering further storage or workshop potential. The property is offered with no forward chain, providing peace of mind and a smooth transaction for potential buyers. Located within easy reach of local amenities, schools, and excellent transport links, this home is perfectly positioned for convenient town living. Early viewing is essential to fully appreciate this home. To arrange your viewing, contact the St Ives office today to arrange your appointment.



GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.

1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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 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.



GENERAL

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 of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers

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British Property Awards 2023 & 2024 - Gold Winner

British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

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