



Enhanced with AI STREET VIEW

Greenfields, St. Ives  
£275,000



HARVEY  
ROBINSON

- Semi-Detached House
- Three Bedrooms
- Perfect for First Time Buyers or Investors
- Generous Rear Garden
- Single Garage
- Driveway
- Sought After Town Location
- Viewing Essential
- Ground Floor Cloakroom
- Close to Guided Busway

### FAQ'S

Tenure: Freehold

Postcode for SatNav: PE27 5HB

What3Words Location: ///spoil.branched.panthers

Seller's Onward Movements: No Forward Chain

EPC Rating: D

Council Tax Band: C

Primary School Catchment: Hemingford Primary

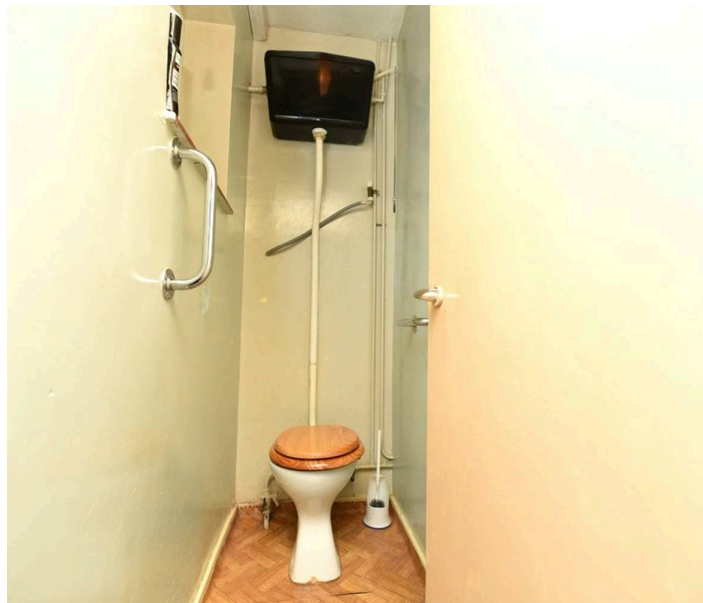
Secondary School Catchment: St Ivo Secondary School

Rear Garden Aspect: South



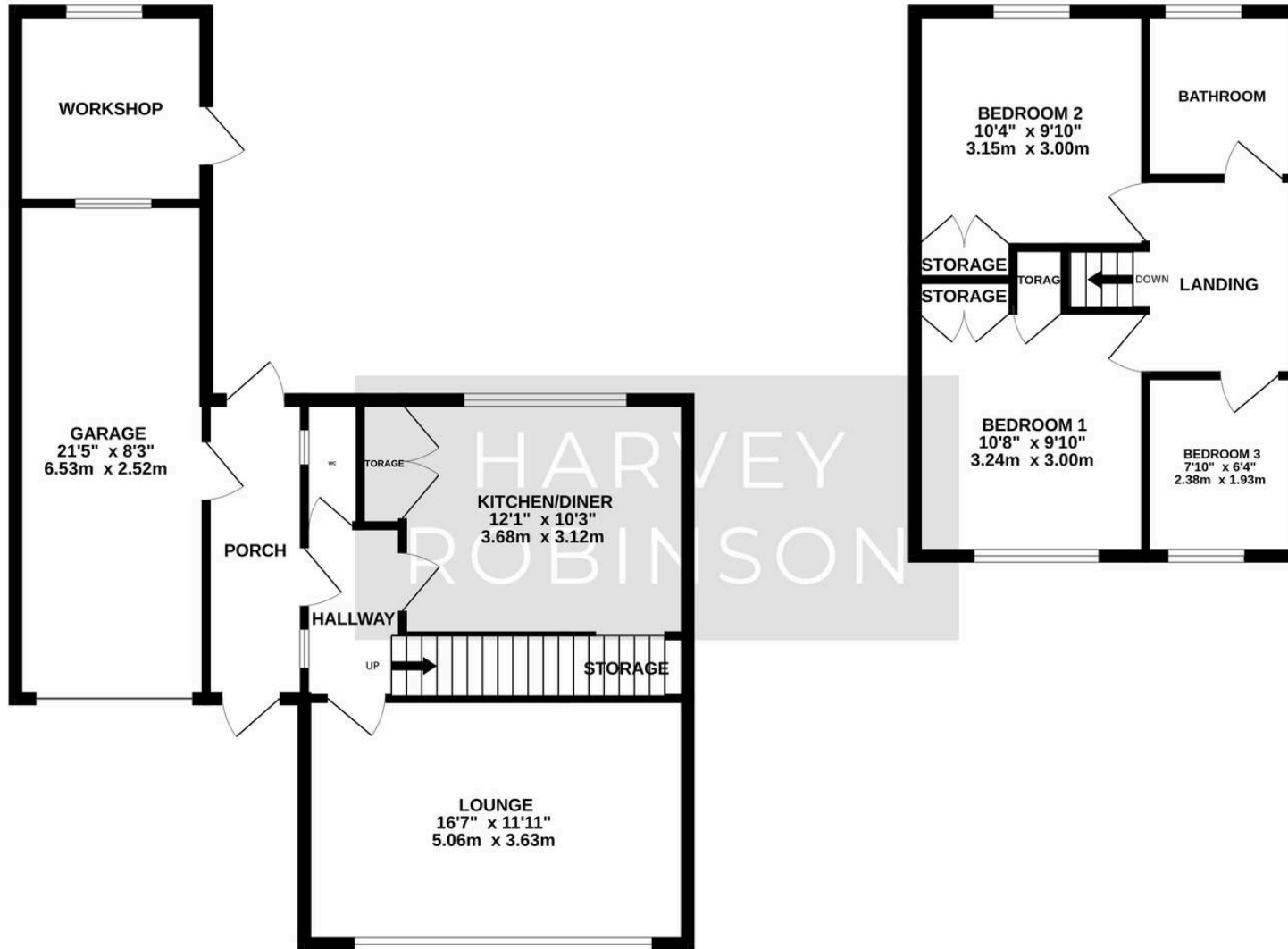
## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this three bedroom semi-detached house which presents an excellent opportunity for first time buyers or investors seeking a property with potential. Located in the highly sought after town of St Ives, the home is ideally positioned close to the Guided Busway, providing convenient commuter links and access to local amenities, schools, and shops. Arranged over two floors, the accommodation is in need of modernisation, offering the perfect canvas for buyers wishing to personalise and add value. The ground floor features a spacious porchway, leading to a generous living room and an open-planned kitchen dining room with ample storage options. There is also a practical ground floor cloakroom for added convenience. Upstairs, the property offers three well-proportioned bedrooms, each with potential for built-in storage or flexible use as a home office or nursery. The family bathroom is also located on this floor, with scope for updating to suit modern tastes. The property provides a generous rear garden, which has a separate vegetable patch and has been finished with artificial grass for a low maintenance finish. A single garage and driveway provide off-road parking for multiple vehicles, making this home ideal for families or those who require extra storage. The property's generous proportions and classic layout lend themselves to a variety of lifestyle needs, whether you are looking to settle into your first home or searching for a promising investment. With its prime location in St Ives, close to transport links and local amenities, this residence offers both convenience and future potential. Viewing is essential to fully appreciate the scope and possibilities this property presents. Contact us today to arrange your appointment and take the first step towards making this house your home.



GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.

1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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.





## 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.

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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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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## Harvey Robinson St Ives

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