



Burstellers, St. Ives
£350,000



HARVEY
ROBINSON

- Semi-Detached House
- Two / Three Bedrooms
- Immaculately Presented Throughout
- Extended Ground Floor Accommodation
- Downstairs Cloakroom and Utility Room
- Refitted Family Bathroom
- Private and Enclosed Rear Garden
- Single Garage and Off Road Parking
- Sought After Location
- Viewing Highly Recommended

FAQ'S

Tenure: Freehold

Postcode for SatNav: PE27 3YN

What3Words Location: vegans.starfish.cardinal

Property Constructed: 1960-1970

Council Tax Band: C

EPC Rating: D

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: 1 Year

UPVC Windows: Unknown

Utilities: Mains Electricity, Water, Gas, Sewage

Loft: Ladder and light

Current Owner Purchased Property: 2022

Sellers Onward Movements: Relocating

Rear Garden Aspect: East

Rear Garden Boundaries: Left

Primary School Catchment: Wheatfields Primary School

Secondary School Catchment: St Ivo Academy

Water Meter: Yes

Kitchen Refitted: 2023

Bathroom Refitted: 2024



PROPERTY SUMMARY

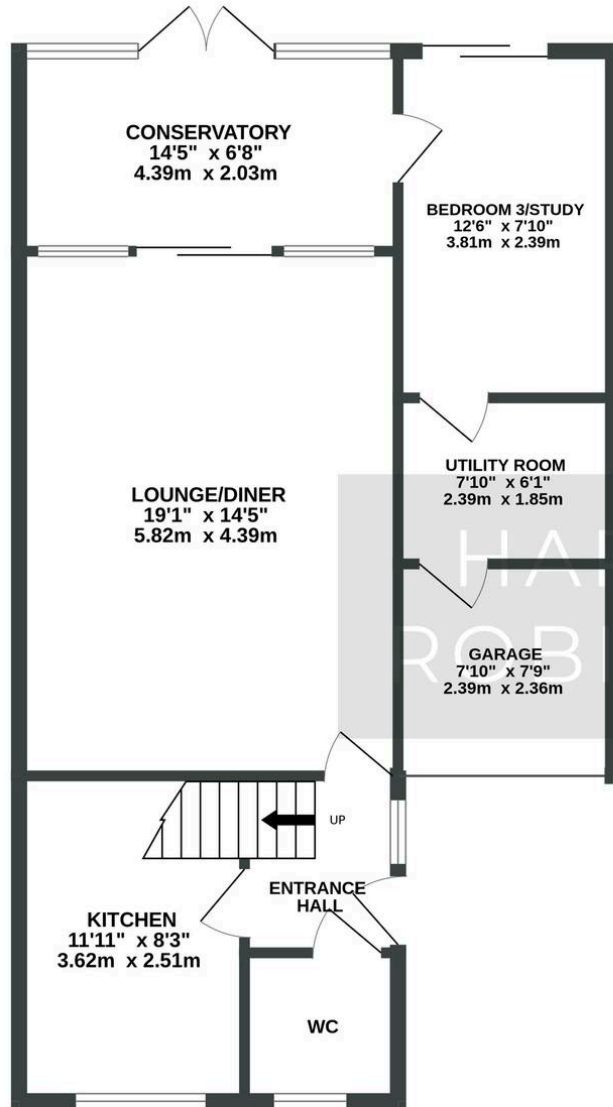
Harvey Robinson Estate Agents are delighted to present for sale this immaculately presented semi-detached house, offering an impressive blend of style and practicality, and situated in a highly sought after location. Providing versatile living spaces ideal for modern family life, the property benefits from an extended ground floor, creating a generous and flexible layout that accommodates a spacious living room, a separate dining area, and a contemporary kitchen. The kitchen has been thoughtfully designed with high quality fittings and ample storage, and a downstairs cloakroom is perfect for guests and every-day convenience. The converted and extended garage offers buyers a well-sized work-from-home space (or could be used as a third bedroom) and seamlessly connects to a useful utility room. Upstairs, the property features two well-proportioned bedrooms, as well as a refitted family bathroom that is finished to a high standard, offering a sleek and modern suite with stylish tiling and fixtures. Throughout the house, neutral décor and quality flooring create a welcoming and move-in ready environment, while large windows ensure each room is filled with natural light. Additional features include gas central heating and double glazing, contributing to comfort and energy efficiency. For those requiring storage or workshop space, the single garage provides valuable additional room, complemented by off road parking for multiple vehicles (a rare benefit in this location). The property's position within a quiet and established residential area ensures peace and privacy, while excellent local amenities, reputable schools, and convenient transport links are all within easy reach. Whether you are a first time buyer, a growing family, or looking to downsize without compromise, this beautifully maintained home delivers on every level. Viewing is highly recommended to fully appreciate the quality and flexibility of accommodation on offer, as well as the superb location that makes this property such an attractive and desirable choice.

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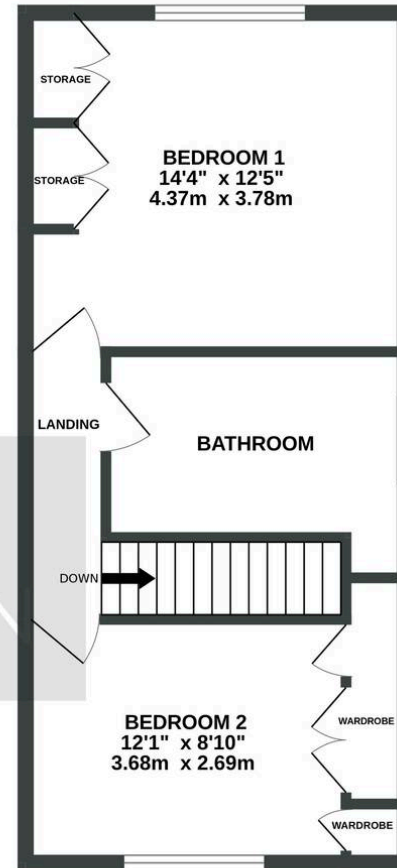
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GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.





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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4.9 Star Google Review Rating



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Harvey Robinson St Ives

Harvey Robinson Estate Agents, 9 White Hart Court - PE27 5EA

01480 45 40 40

stives@harveyrobinson.co.uk

www.harveyrobinson.co.uk/



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