



Ramsey Road, St. Ives  
£300,000



HARVEY  
ROBINSON



- Three Bedroom Semi-Detached Property
- Open Plan Kitchen/Diner
- Modern Three-Piece Bathroom
- Conservatory Dining Room
- Built In Wardrobe To Main Bedroom
- Immaculately Presented Throughout
- Single Garage and Driveway Parking
- Close to Local Amenities
- Sought After Town Location
- Viewing Highly Recommended

#### FAQ's

Tenure: Freehold

Postcode for SatNav: PE27 3UJ

What3Words Location: shaky.pods.clay

Owned For: 3 ½ years

Seller's Onward Movements: Upsizing locally

EPC Rating: C

Council Tax Band: C

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: Fibre to Premises

Primary School Catchment: Thorndown/Wheatfields Primary

Secondary School Catchment: St Ivo Secondary School

Rear Garden Boundary: Left

Rear Garden Aspect: East

Conservation Area: No

Water Meter: Yes, to side of house

Boiler Installed: 2021

Loft: Part-boarded





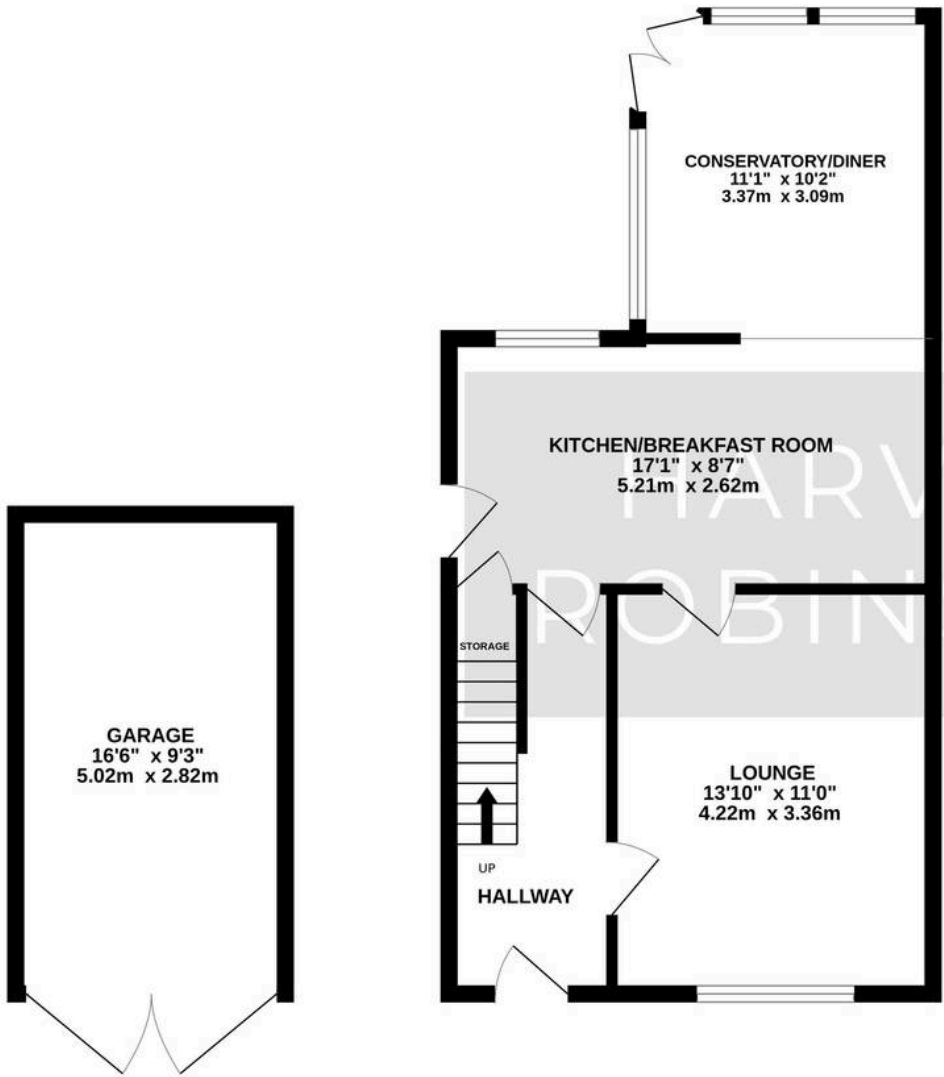
## PROPERTY SUMMARY

\*\*\*GUIDE PRICE £318,000 - £325,000\*\*\*

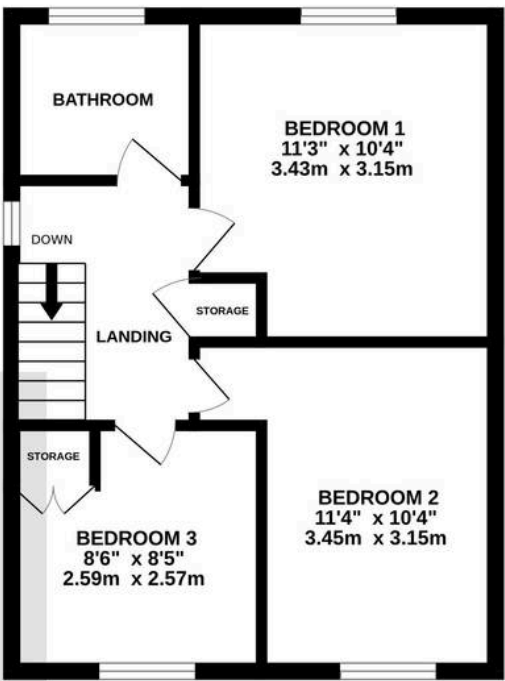
Harvey Robinson Estate Agents are delighted to present for sale this immaculately presented three bedroom semi-detached property, offering a superb opportunity for buyers seeking a modern and comfortable home in a highly sought after town location. Upon entering, a welcoming entrance hall leads into a spacious open plan kitchen and dining area, thoughtfully designed to create a sociable and functional heart to the home. The kitchen boasts contemporary cabinetry and integrated appliances, complemented by ample space for both cooking and entertaining. Flowing seamlessly from the kitchen, the conservatory dining room provides an additional versatile living space, ideal for family meals or relaxing with guests. The main lounge is cosy and inviting, offering a perfect setting for everyday living. Upstairs, the property features three well-proportioned bedrooms, including a main bedroom with a built in wardrobe, and a stylish modern three-piece bathroom fitted with quality fixtures and finishes. Throughout the home, neutral décor and quality flooring enhance the sense of space and light, ensuring a move-in ready environment. Additional benefits include a single garage and driveway parking offering convenience and security for vehicles, as well as gas central heating and double glazing for year-round comfort. The property is ideally positioned close to a range of local amenities, including shops, schools, and transport links, making it perfectly suited to families, professionals, or those looking to downsize without compromise. This attractive home combines practical features with a high standard of presentation, and viewing is highly recommended to fully appreciate all that it has to offer.



GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



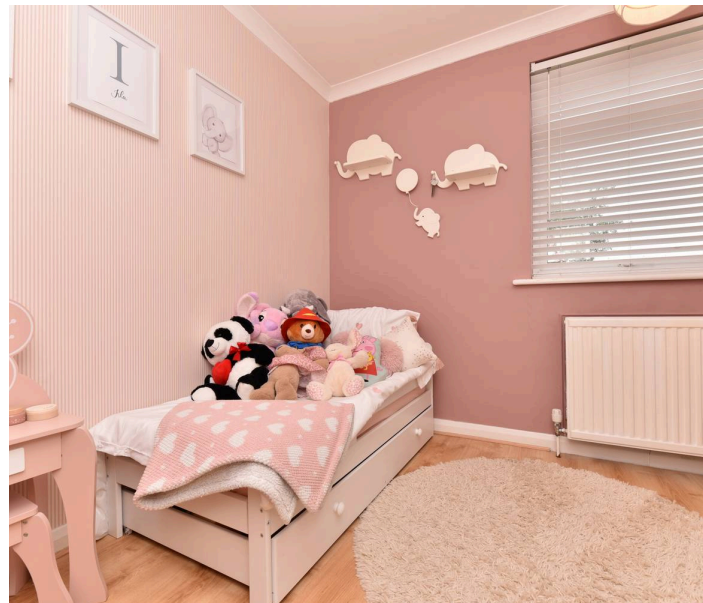
TOTAL FLOOR AREA : 1008 sq.ft. (93.6 sq.m.) approx.  
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## LOCATION AND AMENITIES

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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For independent whole of market mortgage advice please call the team to book your appointment.

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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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