



HARVEY ROBINSON

£400,000
Wheatfields
St Ives, PE27 3YD

- Three Bedroom Detached House
- Large Extended Lounge
- Kitchen/Dining/Family Room
- En Suite to Bedroom One

- Low Maintenance Rear Garden
- Detached Garage
- Ample Off Road Parking
- Popular Central Location

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PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer For Sale this generously proportioned three bedroom detached family home in the popular town of St Ives. Having been extended by the current owners, the downstairs comprises of entrance hallway, an extended lounge and refitted kitchen/dining/family room offering a good balance of versatility. Upstairs offers three bedrooms with an en suite to bedroom one and a family shower room. Bedrooms one and three further benefit from having built in wardrobes. To the front of the property is a well maintained lawn area and ample off road parking leading to a detached garage which benefits from power and light. The rear garden is predominantly low maintenance and again has been well looked after. Viewing of this centrally located family home is highly recommended and can be arranged via our St Ives office.



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.

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 although the Ramsey Road guided bus stop is within a few minutes' walk of the property. You'll find plenty of shops in St Ives, along with some great independent stores and cafes, which make shopping a real pleasure. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area.

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 and secondary school can be found within a few minutes' walk of the property as can a small parade of shops which has a Spar, a newsagent, pharmacy, hairdresser as well as a popular Chinese takeaway.





FAQ

Postcode For SatNav: PE27 3YD

What3Words Location: wolves.shoving.newsprint

What3Words Garage Location: clinic.missions.rods

Age of Property: 1960's

Age of Extension: 2007

Boiler Installed: January 2023

EPC Rating: C

Water Meter: No

Council Tax Band: D

Loft: Part Boarded

Garden Aspect: North West

Rear Boundary Fence: Back Fence

Primary School Catchment: Westfield Junior

Secondary School Catchment: St Ivo

Vendors Onward Movements: Downsizing



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.

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

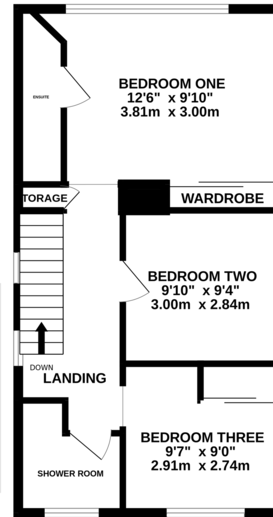
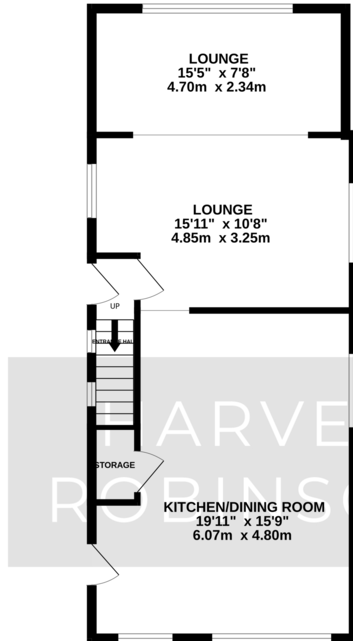
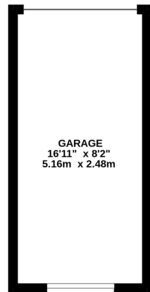
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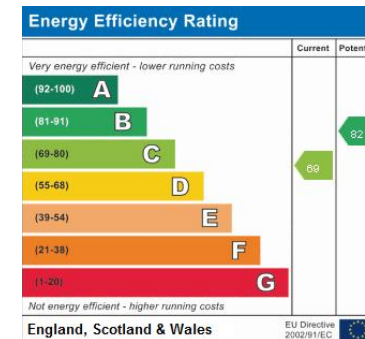


GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.

1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 sq.m.) approx.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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