



HARVEY ROBINSON

Offers In Region Of
£315,000
Green Leys
St Ives, PE27 6SB

- End of Terraced Home
- Three Generous Bedrooms
- Potential to Extended and Improve (STPP)
- Generous Corner Plot Garden

- Utility Space and Cloakroom Provision
- Two Reception Rooms
- No Forward Chain
- South of St. Audrey Lane



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale, this spacious family home in a desirable cul-de-sac location, south of St Audrey Lane in St Ives. Offered for sale with no forward chain, this property offers impressive potential to extend (STPP) or improve throughout providing a rarely-available blank canvas for any buyer. Arranged over two floors, the property in brief comprises an entrance hall with understairs storage, a utility room with French doors accessing the rear garden via a rear porch, a kitchen, a cloakroom provision and two further reception rooms to the ground floor. One of these reception spaces benefits from an inset woodburning stove with timber bressummer over. Upstairs, there are three generous bedrooms, two with in-built storage and a family bathroom which is fitted in a white, three piece suite. The property benefits from UPVC double glazing throughout as well as a refitted gas boiler which can be found in an upstairs storage cupboard. The potential of this property continues to the outside space. The property benefits from a corner plot with substantial gardens found at the front and rear. There is a large workshop / shed to the side of the property, and an outside store / coal shed to the rear of the property. Upon entering the rear garden, there is a large section of timber decking which is perfect for outdoor dining. The garden is mainly laid to lawn and is substantial in size and benefits from a westerly aspect. Perfect for a young family, the rear garden is generous in size and offers yet further scope for improvement. Viewing of this rarely available property is highly recommended and can be organised by contacting 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. The centre of St Ives is within walking distance and is approximately a mile away. In St Ives you will find plenty of shops including Waitrose 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 a mile you will also 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 a couple of 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. Primary and secondary schools can also be found within a short walk of the property.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 6SB

What3Words Location: workbench.glance.test

Current Owners Purchased Property: 2010

Council Tax Band: B

EPC Rating: C

Property Constructed: 1950's

Rear Garden Direction: West

School Catchment Areas: Eastfields / Westfields Primary and St Ivo Secondary

Seller's Onward Movements: No Forward Chain



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.

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.

View all our properties at harveyrobinson.co.uk

Rated Exceptional in Best Estate Agent Guide 2024

British Property Awards 2024 – Gold Winner

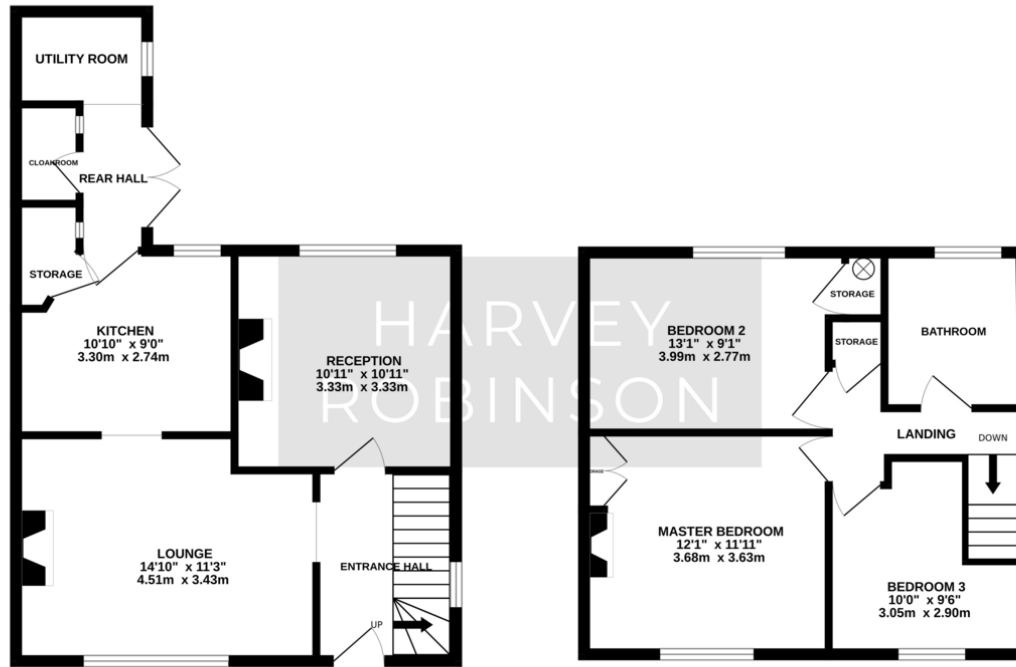
4.9 Star Google Review Rating



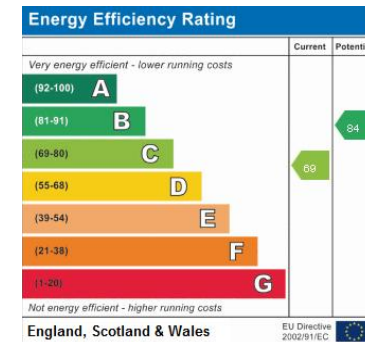


GROUND FLOOR
504 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 sq.m.) approx.
Made with Metropix ©2024



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

HARVEY ROBINSON

OFFICE ADDRESS

9 White Hart Court, St Ives,
Cambridgeshire, PE27 5EA

CONTACT

01480 454040
stives@harveyrobinson.co.uk
www.harveyrobinson.co.uk