

A two-story red brick house with a blue door and a garage. The house has a tiled roof, white window frames, and a small porch over the front door. A blue garage door is visible on the left. The house is set on a paved street with a gravel garden bed in front. The sky is blue with some clouds.

HARVEY ROBINSON

Guide Price

£325,000-£340,000

Erica Road

St. Ives, PE27 3AG



- Link Detached Family Home
- Sought After Town Location
- Three Bedrooms
- Two Reception Rooms

- Rear Facing Kitchen Diner
- Walk In Shower
- Refitted Family Shower Room
- Drive Through Garage



## PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this link detached family home, situated in the heart of the ever-popular town of St Ives. Located on a quiet cul-de-sac, this property is perfect for families, with the town centre being just a 25-minute walk away and schooling close by. The ground floor accommodation comprises an entrance porch, a bright and airy front facing lounge with ample storage space located beneath the stairs, a spacious rear facing kitchen, and an 11' conservatory with panoramic garden views all around. Upstairs, the first floor consists of a master bedroom spanning the entire width of the property, and a further two bedrooms to the rear of the property, and a further two bedrooms to the rear of the property. A refitted family shower room can also be found on this floor. Outside to the front of the property, off road parking in front of a drive through garage can be found, whilst to the rear a mature spacious garden laid mainly to lawn and decking can be found, with a summerhouse to the back of the garden as well. This property has been well maintained by the current owners and offers families close proximity to the popular Wheatfields primary school, as well as to local shops and other amenities located on Kings Hedges. With high interest expected, viewings of this rarely available link detached property are highly recommended and can be arranged by contacting our St Ives office.





## LOCATION & 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. A popular primary school can also be found within a few minutes' walk of the property.









## FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 3AG

What3Words Location: sprain.repay.crackled

Council Tax Band: C

EPC Rating: C

Primary School Catchment: Wheatfields Primary School

Secondary School Catchment: St. Ivo Academy

Seller's Onward Movements: No Onward Chain

Current Owner's Lived in Property: 2013

Rear Garden Boundary: Right Hand Side

Rear Garden Aspect: North

UPVC Windows Fitted: 2015

Water Meter: Yes, located in front of property

Loft: Partially Boarded with light and ladder



## 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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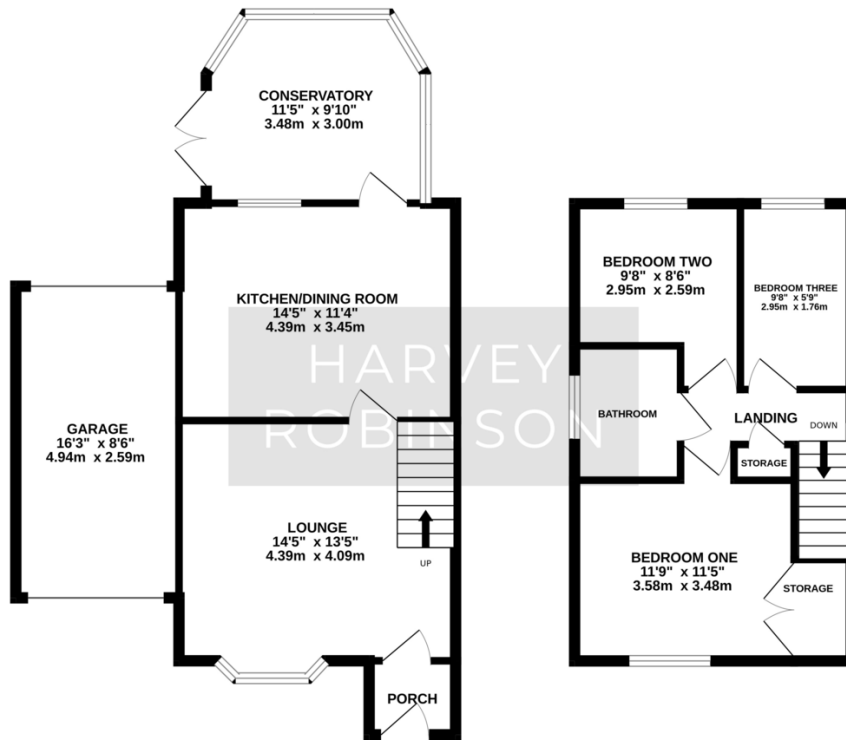
4.9 Star Google Review Rating





GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.

1ST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.3 sq.m.) approx.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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