



HARVEY ROBINSON

Offers In Excess Of  
£325,000

Little Farthing Close  
St Ives, PE27 5JU

- Three Bedroom Semi-Detached Home
- Open Plan Living Accommodation
- Spacious Rear Garden
- Off Road Parking

- Refitted Family Bathroom
- Timber Cabin / Office
- South of St Audrey Lane
- Immaculately Presented Throughout



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this immaculately presented three bedroom semi-detached home within walking distance of the bustling market town centre of St Ives. Fully renovated in 2016, the property is offered for sale in 'move-in' ready condition and must be viewed to be appreciated. The ground floor accommodation is open-plan and is zoned into three distinct areas, a kitchen, a dining area and a lounge. The kitchen has been refitted to an excellent standard with green shaker style units, wooden worksurfaces and a range oven. There is also an integrated dishwasher and washing machine and a freestanding fridge / freezer. The ground floor space has a mixture of Karndean flooring and ceramic tiling and has a feature rounded bay window and French doors to the rear, flooding this space with light. Upstairs, there are three generous bedrooms, each with original timber flooring. The family bathroom has been refitted in a style that is sympathetic to the properties age and features a white three piece suite with Victoriana style taps, radiators and flooring. The property has a pleasant front garden with a gravelled driveway suitable for two vehicles. To the rear, the garden is spacious and enjoys a good degree of privacy with access provided via a side gate. The current owners have constructed a timber office in the rear garden which benefits from power and lighting and makes an excellent working from home space.



## 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 half 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 a mile 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 walk 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 5JU

What3Words Location: shoving.helpfully.charge

Council Tax Band: C

Current Owner's Purchased Property: 2020

Seller's Onward Movements: Relocating Out of the Area

School Catchment Areas: Eastfields and Westfields Junior and St Ivo Secondary

Water Meter: No

Shared Access to the Side of the Property: Shared with Number 9

Boiler Installed: 2016

UPVC Windows Replaced: 2016

EPC Rating: D



## 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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Rated Exceptional in Best Estate Agent Guide 2024

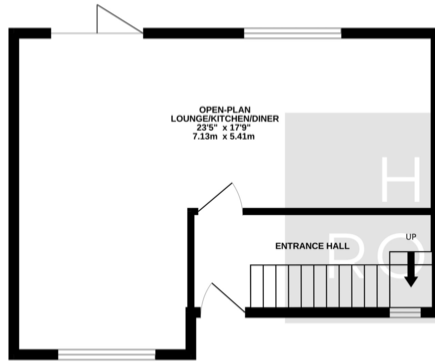
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4.9 Star Google Review Rating

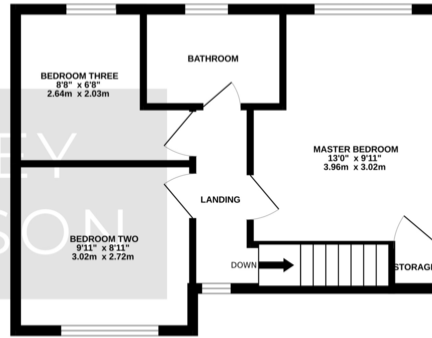




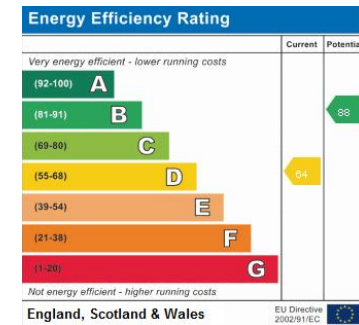
GROUND FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq.ft. (71.3 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

HARVEY ROBINSON

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