



HARVEY ROBINSON

Guide Price

£300,000 - £325,000

Elm Drive

St. Ives, PE27 6TH

- Semi-Detached Bungalow
- Two Double Bedrooms
- Lounge/ Dining Room
- Ample Off Road Parking

- Garage with Power and Light
- Scope to Improve
- Close to Public Transport Links
- Popular Town Location

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PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer for sale with No Onward Chain this Semi-Detached bungalow situated in the sought after town of St Ives. Sitting centrally on its plot, the property in brief consists of entrance porch, hallway, kitchen with access into the garden, lounge/ dining room, two double bedrooms with bedroom one benefitting from fitted wardrobes, bathroom and airing cupboard. Outside the property benefits from a single garage with power and light, car port and ample off road parking as well as a large lawned area. The rear garden is predominantly laid to lawn and also provides a patioed area ideal for enjoying the warmer weather, and smaller patio area to the back of the garden with a shed and gated access to the front. The property is located a short walk from the local amenities and local bus routes. The property offers great opportunity to modernise throughout and further improve, viewings and be arranged via 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 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

Postcode for SatNav: PE27 6TH

What3Words: regaining.matrons.chimps

Tenure: Freehold

Council Tax Band: C

EPC: TBC

Water Meter: Yes, located in Kitchen

Rear Garden Aspect: West

Rear Garden Boundary: Left Hand Side

Primary School Catchment: Thorndown School

Secondary School Catchment: St Ivo Academy

Sellers Onward Movements: No Onward 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.

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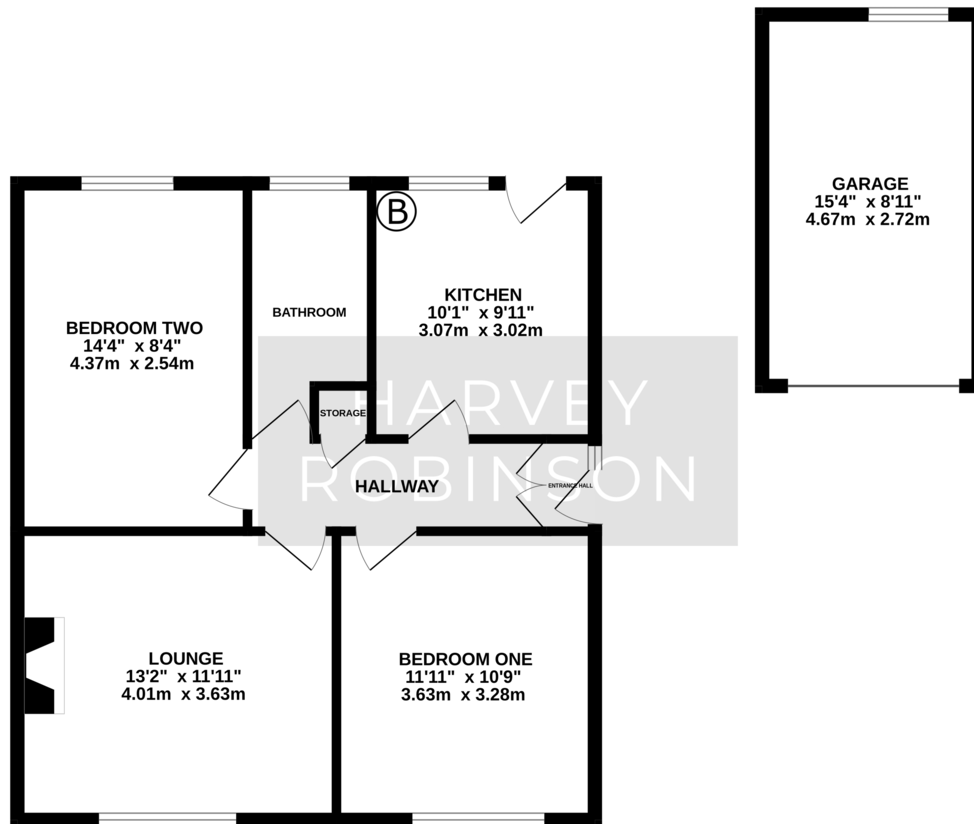
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GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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