



HARVEY ROBINSON

Offers In Excess Of
£250,000

Edinburgh Drive
St. Ives, PE27 3DB

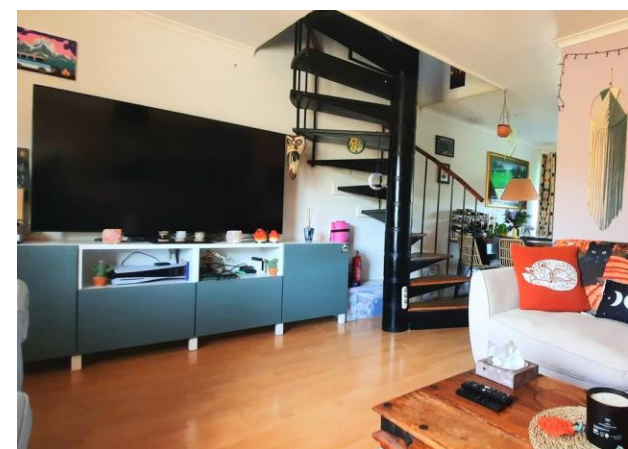
- Mid Terraced Home
- Three Bedrooms
- Approx. 250sqft Open Plan Living Space
- Recently Refitted Kitchen

- South Facing Rear Garden
- Single Garage En Bloc
- Quiet Cul-de-sac
- Perfect For First Time Buyers

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present for sale this mid-terraced family home, situated in the ever-popular town of St Ives. Located in a quiet cul-de-sac location, the property benefits from being recently and thoughtfully renovated by the current owner, and would be perfect for first time buyers.

The ground floor accommodation in brief comprises an outdoor storage cupboard, front entrance porch, an open plan lounge/diner with storage cupboard, and a recently refitted kitchen to the rear of the property with combi boiler for gas central heating.

On the first floor, three bedrooms can be found - two double rooms and a further single room, with the master bedroom being located to the front of the property.

There is also a recently updated bathroom, including dual shower heads with rainfall shower to make the most of the strong water pressure. A spiral staircase completes this unique mid-terraced home.

To the rear is an established, mature garden with electric points and outdoor hose. A private footpath to a back gate allows for rear garden access.

There is a single garage en bloc to the front of the property which provides off road parking and storage. Viewing of this property is essential and can be organised by contacting the 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 25 minute walk 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 short 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

Property Constructed: 1973

Post Code for SatNav: PE27 3DB

What3Words Location: ///marmalade.stay.certified

Council Tax Band: B

EPC Rating: C

School Catchment Areas: Thorndown Primary, Wheatfields Primary, St Ivo Secondary

Seller's Onward Movements: Upsizing

Current Owners Lived in Property: 7 Years

Boiler Replaced: 2013, with service history

Rear Garden Boundaries: Left

Water Meter: Yes

Loft: Partially boarded, light, no ladder

Garage en bloc, new kitchen, new carpets, new bath and shower, recently painted.



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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Rated Exceptional in Best Estate Agent Guide 2024

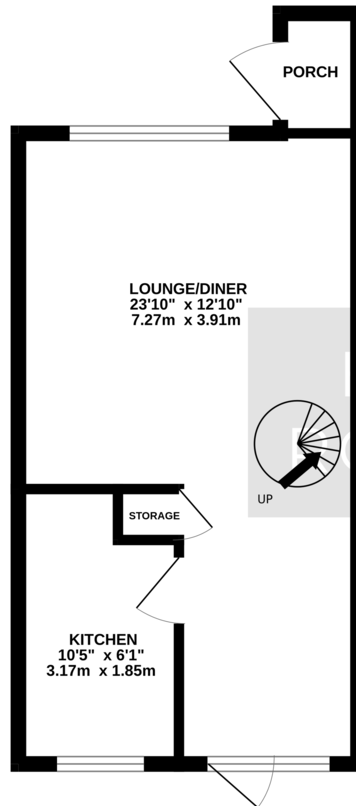
British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating

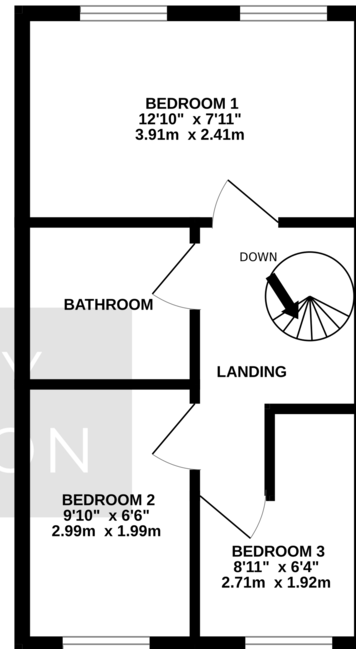




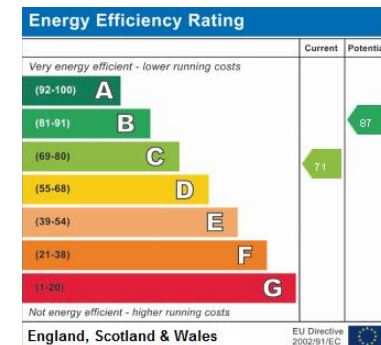
GROUND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 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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