



HARVEY ROBINSON

£340,000

Lysander Close

St. Ives, PE27 3UL

- Semi-Detached Family Home
- Sought After Town Location
- Three Bedrooms Plus Additional Bedroom Downstairs
- Two Reception Rooms
- Downstairs Shower Room
- Four Piece Bathroom Suite
- Ample Off-Road Parking
- Private South Facing Rear Garden

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PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this semi-detached family home, located in the north of the ever-popular town of St Ives. Thoughtfully and carefully extended by the current owners, this property offers the opportunity for buyers to put their own stamp on it and would be perfect for first time buyers or a young family. The ground floor accommodation in brief comprises an entrance porch, hallway, downstairs shower room and bedroom, kitchen, lounge, and conservatory. Upstairs, there are a further three bedrooms, two doubles and a single room with integrated storage, as well as a four-piece family bathroom suite.

Outside, to the rear of the property is a private south facing garden, laid mainly to turf and patio, whilst to the front there is ample off-road parking, as well as storage space and a workshop to the rear. This unique property is expected to garner good interest, so to avoid missing out contact the St Ives office to arrange a viewing.



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 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 3UL

What3Words Location: slept.october.reclined

Council Tax Band: C

EPC Rating: TBC

Seller's Onward Movements: Downsize and stay in the local area

Current Owner's Purchased Property: 15 Years Ago

School Catchment Areas: Wheatfields

Boiler Age: 2020

Rear Garden Boundary: Left

Loft: Not boarded, no light or 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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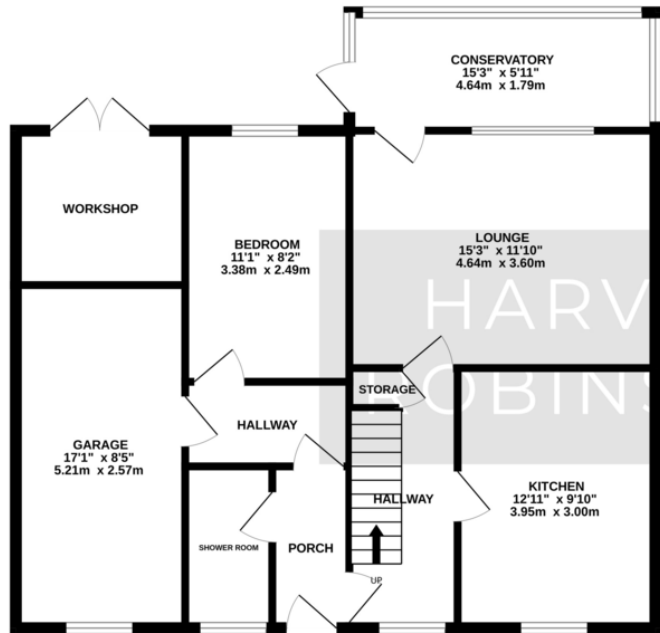
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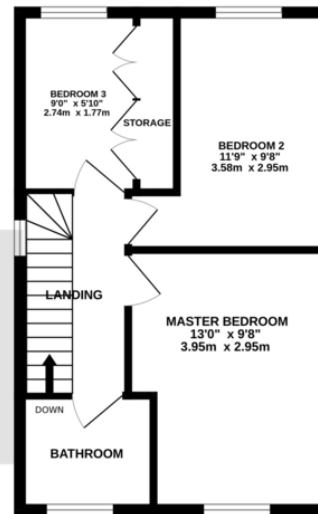




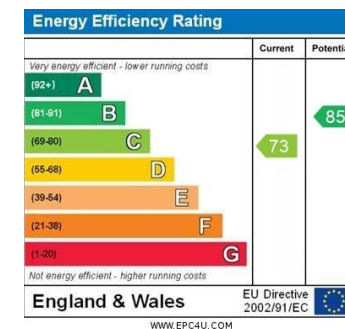
GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1256 sq.ft. (116.7 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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