



HARVEY ROBINSON

Offers In Excess Of  
**£260,000**  
Cam Close  
St Ives, PE27 3FG



- End Terrace Family Home
- Three Bedrooms
- Sought After Town Location
- Open Plan Living Accommodation

- Well Presented Throughout
- Refitted Family Bathroom
- Large Landscaped Rear Garden
- Off Road Parking

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## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are pleased to offer, for sale, this well-presented home, situated at the end of a quiet cul-de-sac in St Ives. Arranged over two floors, the accommodation in brief comprises an entrance porch leading to an open plan lounge dining room. This generous room is flooded with light from the windows to the front and rear as well as the patio door directly accessing the rear garden. This room is versatile and whilst currently separated into a living room and dining space, this space could easily be utilised as a playroom or home office if needed. Completing the ground floor is a separate kitchen which is filled with storage as well as housing the gas central heating boiler. To the first floor, there are three bedrooms, each benefitting from in-built storage as well as a refitted family bathroom. Sitting centrally on the plot, the property benefits from a pleasant front garden as well as a generous rear garden. The current owners have professionally landscaped the rear garden this year making this a standout feature of the home. There is a timber awning providing shade to the immediate patio space as well as lawn and mature borders. The single garage and off-road parking in front can be found directly behind the rear garden and can be accessed via the garden gate. This property would make an excellent first time buy or investment and must be viewed to be appreciated. Viewings can be organised by contacting our 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 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 3FG

What3Words Location: camera.condense.beam

EPC Rating: D

Property Constructed: 1978

Council Tax Band: B

Current Owners Lived in Property: 8 Years

Seller's Onward Movements: Upsizing Locally

Rear Garden Boundaries: Right and Rear

School Catchment Areas: Wheatfields Primary and St Ivo Secondary

Water Meter: Yes in Front Garden

Loft: Boarded with 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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For independent whole of market mortgage advice please call the team to book your appointment.

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British Property Awards 2024 – Gold Winner

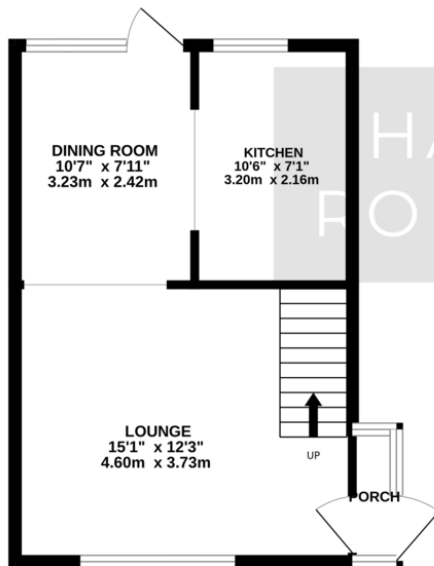
4.9 Star Google Review Rating



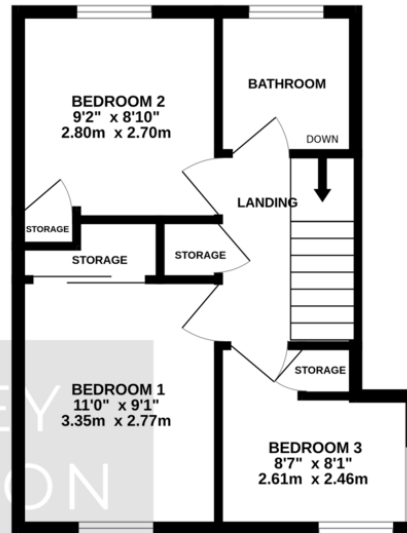




GROUND FLOOR  
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



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ROBINSON

TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.  
Made with Metroplex ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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