



HARVEY ROBINSON

Offers In Excess Of  
**£340,000**

**Waveney Road**

St. Ives, PE27 3FW

- Detached Family Home
- Sought After Town Location
- Three Bedrooms
- Extended Ground Floor Accommodation

- Rear Facing Kitchen
- Downstairs Cloakroom
- Utility Room
- Enclosed Rear Garden

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## PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this detached family home, situated in the north of the hugely popular town of St Ives. Set back from the road by a newly paved driveway for two cars, this property would be perfect for a multitude of buyers. The ground floor accommodation in brief comprises an entrance hallway, downstairs cloakroom, open plan lounge and dining room, and kitchen. The garage has been converted to offer additional storage and reception space, in the form of a spacious utility room and study/ additional bedroom to the front of the property. Upstairs, there are two well sized double bedrooms, and a further single with storage over the stairs. The three-piece family bathroom completes the first floor accommodation. To the rear, there is an enclosed mature garden with a good degree of privacy, mainly laid to lawn with a patio seating area. There is also external storage in the form of a garden shed, and side access from the front of the house. To the front, in addition to the driveway, there is a small lawned area underneath the lounge window. Interest on this ideal family home is expected to be high, 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 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 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 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 short walk of the property.





## FAQ'S

Tenure: Freehold

Postcode for SatNav: PE27 3FW

What3Words Location: misfits.survey.pushover

Current Owners Owned Property: 21 Years

Seller's Onward Movements: No Forward Chain

Council Tax Band: D

EPC Rating: D

Rear Garden Aspect: East

Rear Garden Boundary: Left and Rear

Primary School Catchment: Eastfield Primary, Wheatfields Primary, Thorndown Primary

Secondary School Catchment: St Ivo Academy

Water Meter: No

Loft: Not boarded, no ladder or light

Boiler Installed: March 2005, with partial service history



## 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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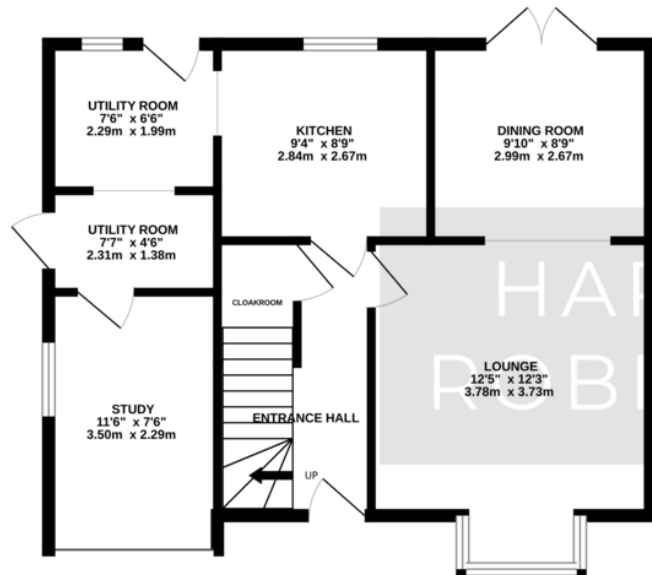
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

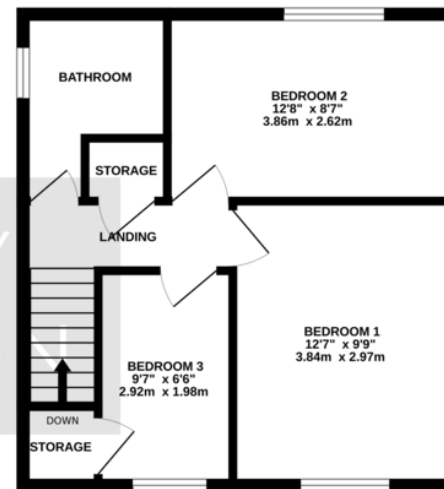




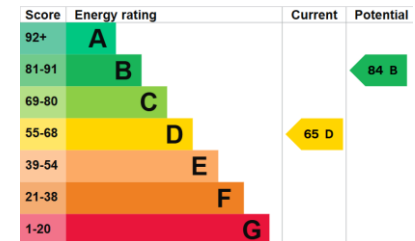
GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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