



HARVEY ROBINSON

Offers In Excess Of  
**£315,000**  
Adams Drive  
St Ives, PE27 6TD



- Viewing Essential
- End Terraced Family Home
- Three Bedrooms
- En Suite and Dressing Area

- Open Plan Kitchen Dining Room
- Allocated Parking for Two Cars
- Additional Parking to the Front and Side
- Walled Westerly Facing Rear Garden



## PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this end terrace family home on the ever-popular Spires development in St Ives. Built in 2012, this three bedroom property is perfect for young families or first time buyers, with open green spaces, play parks, and the popular St Ivo secondary school just a 5 minute walk away. The ground floor accommodation in brief comprises an entrance hallway that leads to a 15ft kitchen diner, a separate lounge, and a downstairs cloakroom. Upstairs, there are three bedrooms - two well sized doubles and a further single. The master bedroom benefits from an en suite and integrated storage, creating a dressing area. Bedroom two also benefits from storage that sits over the stairs. To complete the accommodation upstairs, there is a three piece family bathroom finished to a high standard. To the front and side there is on-street parking, as well as two additional allocated parking spaces to the rear of the property. Completing this property there is a walled, west-facing garden to the rear, with additional garden storage. 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 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 6TD

What3Words Location: daisy.lunge.aims

Current Owners Purchased Property: 2021

Property Build: 2012

Seller's Onward Movements: Relocating out of area

EPC Rating: C

Council Tax Band: C

Council Tax Cost: £2,078.89 p/a

Rear Garden Boundary: Rear

Rear Garden Aspect: West

Water Meter: Yes, located in front garden

Boiler Installed: 2012

UPVC Windows: 2012

Loft: Partially 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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

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

View all our properties at [harveyrobinson.co.uk](http://harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

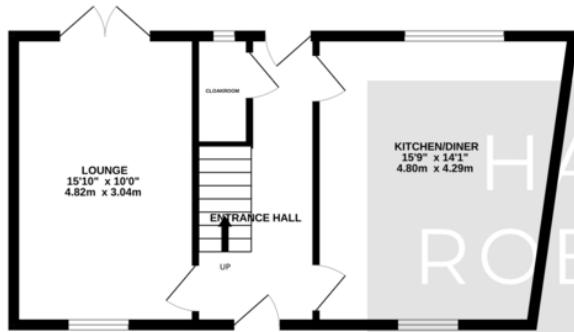




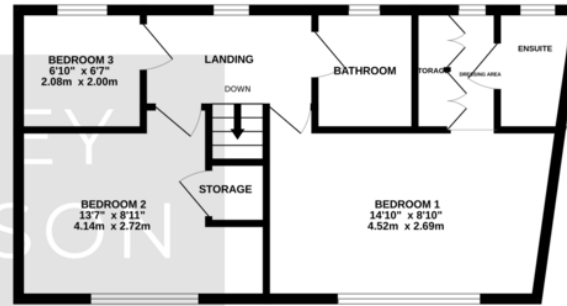




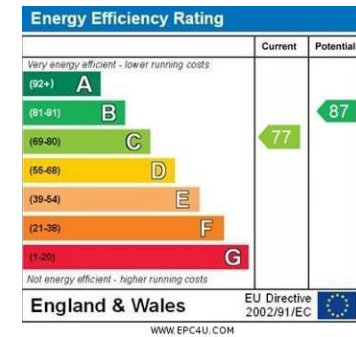
GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.  
Made with Metropix ©2024



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

**OFFICE ADDRESS**

9 White Hart Court, St Ives,  
Cambridgeshire, PE27 5EA

**CONTACT**

01480 454040  
stives@harveyrobinson.co.uk  
www.harveyrobinson.co.uk