



HARVEY ROBINSON

Offers In Excess Of
£350,000

120 Waveney Road
St. Ives, PE27 3FW

- Detached Family Home
- Three Generous Bedrooms
- Single Garage
- Off Road Parking

- Open Plan Living Accommodation
- Refitted Family Bathroom
- Woodburner
- Sought After Location

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PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this detached family home, located in the north of the ever-popular town of St Ives. Offering a neutrally presented and recently renovated interior, as well as spacious accommodation over two floors, this property would be perfect for a young family or professional couple to move straight into. The ground floor accommodation in brief comprises an entrance hall, downstairs cloakroom, a bright lounge with bay window to the front of the property, separate dining room with sliding doors to the patio, a rear-facing shaker style kitchen with white units and integrated oven/grill and gas hob, and an adjoining utility room. To the first floor there are three recently refitted bedrooms, two well-sized doubles and a further well-sized single room, as well as a refitted three-piece family bathroom finished in a white gloss tile, grey bath and sink panels, and a complementary grey-and-white patterned flooring. To the rear, there is an east-facing garden mainly laid to lawn and patio, providing a good degree of privacy. To the front, there is a small lawned garden as well as driveway off-road parking for one vehicle in front of the integrated single garage, with potential to extend the drive to accommodate another vehicle. This property is offered with no forward chain so interest is expected to be very high. To avoid missing out and to fully appreciate the spacious accommodation available, 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.





FAQS

Tenure: Freehold

Postcode for SatNav: PE27 3FW

What3Words Location: ///positives.oath.cheer

Current Owners Owned Property: 6 Years

Seller's Onward Movements: No Forward Chain

Council Tax Band: D

EPC Rating: D

Rear Garden Aspect: East

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

Secondary School Catchment: St Ivo Academy

Water Meter: No

Loft: Partially boarded.

Boiler Installed: Approx. 2 years old.

Windows: Replaced approx. 2 years ago.



NOTES

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

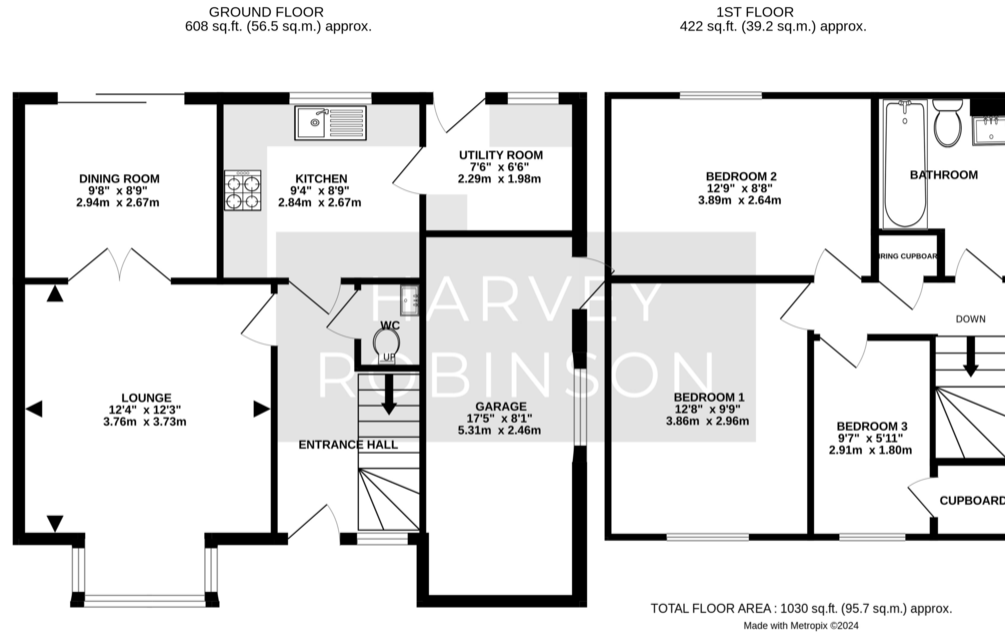
4.9 Star Google Review Rating





FAQs

Type here



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		

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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