

A photograph of a two-story stone terrace house. The house features a central bay window with white frames and a yellow door. The facade is made of light-colored stone or brick. There are several other windows, including a bay window on the right side. The roof is dark grey with three chimneys. A blue recycling bin is visible on the left side. The house is set on a street with a low stone wall in front. The sky is blue with some clouds.

HARVEY ROBINSON

Guide Price

£350,000 to £375,000

Needingworth Road

St. Ives, PE27 5JT

- Mid Terraced Victorian House
- Two Generous Double Bedrooms
- Two Reception Rooms
- Ground Floor Study and Cloakroom

- Private Rear Garden
- Town Centre Location
- Front Facing Lounge With Feature Log Burner
- Four-Piece Bathroom Suite

2 

2 

2 



PROPERTY SUMMARY

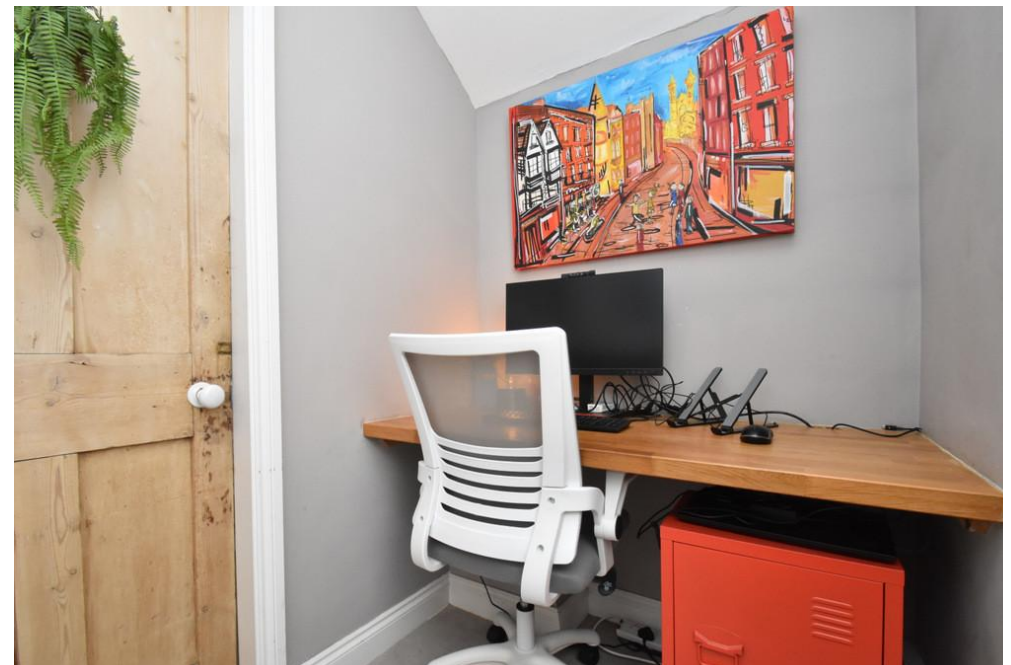
GUIDE PRICE £350,000 to £375,000 Harvey Robinson Estate Agents in St Ives are thrilled to present for sale this stunning property located just a short walk from the town centre. This Victorian mid-terraced home is just a short walk from the town centre and it exudes character throughout whilst remaining modern. The interior provides a spacious entrance hall, front facing lounge with a large bay window and feature log burner. There is a further dining room and a recently refitted kitchen with integrated appliances. There is a further study and a ground floor bathroom which doubles as a laundry room. On the first floor, there are two generous double bedrooms, both benefitting from in-built storage. The family bathroom is finished with a four-piece bathroom suite which features a roll-top bath and boasts views to the rear garden. This property has been thoughtfully modernised whilst keeping some of its original features and has been immaculately presented throughout. The rear garden offers privacy and provides a courtyard area as well as a large lawn. Viewing on this beautiful property is essential, and we are expecting demand to be high. To avoid disappointment contact the St Ives office today 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

Postcode for SatNav: PE27 5JT

What3Words: ///mice.outwards.along

Tenure: Freehold

Property Built: 1900

Owned Since: 8 years ago

Vendors Onward Movements: Relocating

Council Tax Band: C

EPC: D

Rear Garden Aspect: South East

Rear Garden Boundary: All three

Boiler Age: 2008, serviced in 2024

UPVC Windows: Unsure of installation date

Primary School Catchment: Westfield Junior School

Secondary School Catchment: St Ivo

Loft: Part boarded with ladder

Water Meter: No



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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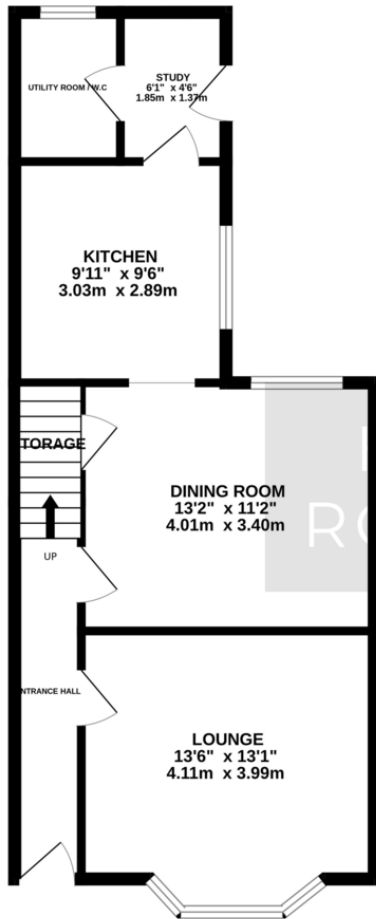
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British Property Awards 2023 & 2024 – Gold Winner
5.0 Star Google Review Rating

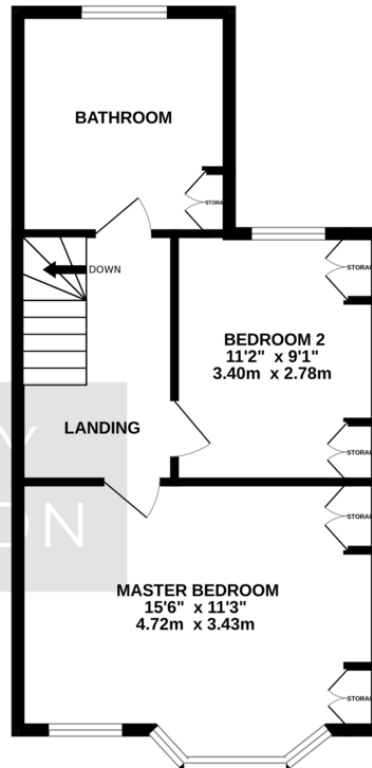




GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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