



HARVEY ROBINSON

Guide Price

£350,000 - £375,000

Free Church Passage

St. Ives, PE27 5AY



- Guide Price £350,000-£375,000
- Three Double Bedrooms
- Three Storey Townhouse
- Fully Renovated

- High Specification Finish
- Utility Room
- Lounge with Wood Burner
- Dressing Room/Study Area

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1 



## PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to offer for sale this three double bedroom, three-storey Grade II listed townhouse in the heart of St. Ives. The property is offered for sale with no onward chain, and has been recently refurbished to a very high specification whilst maintaining a wealth of charm and period features. The property is superbly positioned in the centre of St. Ives with the river Great Ouse and Hemingford meadow within two minutes' walk of the front door. The accommodation comprises of a large fully fitted kitchen/diner with breakfast bar, a separate utility room, and a triple aspect lounge with wood burner to the ground floor. To the first floor there is a dressing room/study area, shower room, and master bedroom. The second-floor houses two further double bedrooms. To the rear of the property is a covered passageway that offers ample storage. Viewings can be arranged 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.

One of St Ives' biggest draws is its proximity to Cambridge, the A1307 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 ten minute walk from the front door. You'll find plenty of shops in St Ives, along with some great independent stores and cafes, which make shopping a real pleasure. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area.

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.



### FAQ'S

Postcode for SatNav: PE27 5AY

Vendors Onward Movements: No Onward Chain

Heating: Gas Central Heating

Parking: There are many parking options close to the property at one of the many HDC public car parks, the Dolphin hotel or on street parking is available on neighbouring streets.









## 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](https://www.harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2023 & 2024

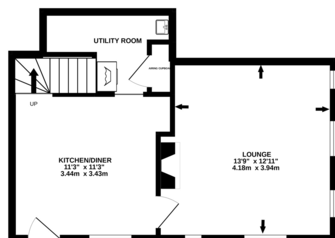
British Property Awards 2023 & 2024 – Gold Winner

British Property Awards 2024- Silver Winner for the East of England

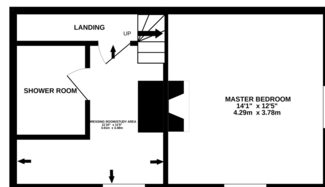
4.9 Star Google Review Rating



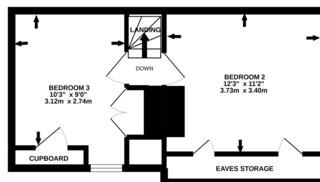
GROUND FLOOR  
383 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



2ND FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx.  
Made with Metropix ©2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	61 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

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### OFFICE ADDRESS

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### CONTACT

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