



HARVEY ROBINSON

Offers In Excess Of  
**£325,000**  
Askwith Grove  
St. Ives, PE27 6TQ

- Mid-Terraced House
- Three Bedrooms
- Rear-Facing Lounge Diner
- Downstairs Cloakroom

- South Facing Garden
- Sought After Town Location
- Off-Road Parking
- Immaculately Presented Throughout





## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present for sale this three bedroom mid-terraced home situated on the sought after Spires Estate in St Ives. In brief, this property offers a sizeable lounge/diner, with double doors opening to the enclosed rear garden which is landscaped with the addition of a handy garden shed. There is a modern kitchen, boasting ample surface and cupboard space,



### PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present for sale this three bedroom mid-terraced home situated on the sought after Spires Estate in St Ives. In brief, this property offers a sizeable lounge/diner, with double doors opening to the enclosed rear garden which is landscaped with the addition of a handy garden shed. There is a modern kitchen, boasting ample surface and cupboard space, complete with integrated appliances and a useful WC which can be accessed off of the generous entrance hallway. The spacious main bedroom is a gorgeous bright space with handy built in storage, a further double bedroom and a single bedroom which could equally be utilised as a home office. The main bathroom completes the first floor and offers full height tiling and a three-piece suite. Viewing of this property is highly recommended to fully appreciate.

### LOCAL 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 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 five-minute drive away. The nearest train 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.

### FAQS

Postcode for SatNav: PE27 6TQ

What3Words: ///mocked.eyeliner.curious

Tenure: Freehold

Property Built: 2018

Owned Since: 2018

Vendors Onward Movements: Upsizing

Council Tax Band: B

EPC: B

Rear Garden Aspect: South East

Boiler Age: 2018

UPVC Windows: 2018

Estate Maintenance Charge: £197.18

Primary School Catchment: Thorndown Primary school





Secondary School Catchment: St Ivo  
Loft: Part-Boarded  
Water Meter: Yes - located to the front of the property

#### 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)

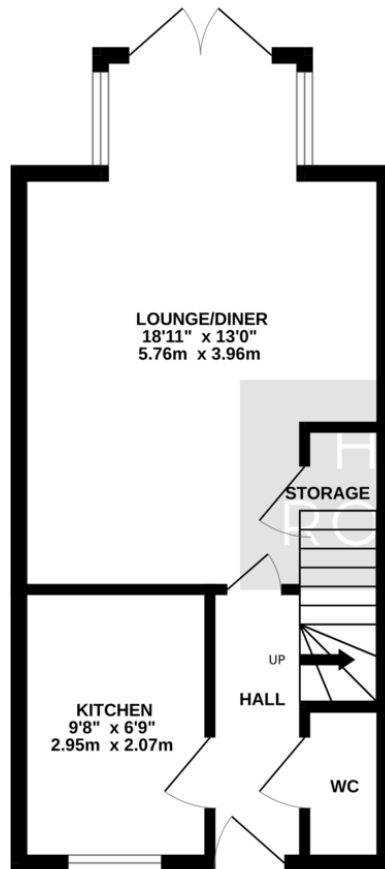
Rated Exceptional in Best Estate Agent Guide 2024  
British Property Awards 2023 & 2024 – Gold Winner  
5.0 Star Google Review Rating



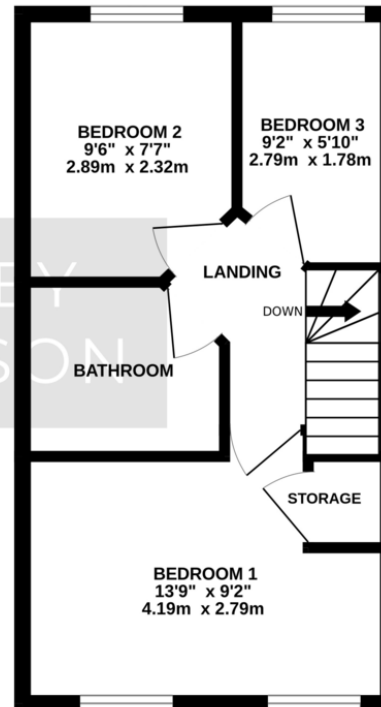




GROUND FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



## FAQs

Type here

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	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

### OFFICE ADDRESS

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

### CONTACT

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