



HARVEY ROBINSON

Offers In Excess Of

£330,000

All Saints Green

St Ives, PE27 3YY

- Mid Terrace Property
- Three Generous Bedrooms
- Beautifully Refitted and Modernised Throughout
- Rear Facing Lounge Diner

- Downstairs Cloakroom/Washroom
- Amenities Nearby
- Sought After Town Location
- Stunning South Facing Landscaped Garden



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this stunning three bedroom mid-terraced property. Located on the ever-popular 'All Saints Green' in St Ives, this property is well positioned near local amenities and is just a stones throw from the town centre. This property has been thoughtfully renovated by the current owners to create a tasteful and unique home, and has been finished to a high standard making it truly ready to move into. The property welcomes you in to an entrance hall, which leads to a shaker style kitchen finished in a stone grey, with complementary white marbled countertop and natural wood-effect laminate flooring which continues through the house. The lounge diner to the rear offers comfortable and modern design, as well as ample space for a dining table on the left. A floor-to-ceiling window keeps the dining area bright and airy whilst providing an outlook to the landscaped rear garden, and a sliding door in the lounge offers access outside. Completing the ground floor is a cloakroom that doubles as a utility room, truly making the most of the space available.

Upstairs there is a stunning galleried landing leading to the three generous double bedrooms and the four-piece family bathroom. Neutral-coloured panelling lines the staircase, and the entire upstairs benefits from a neutral-coloured carpet. Bedrooms one and three have feature panelling on the walls, whilst bedroom two offers integrated storage space. The four-piece bathroom is fitted with a white square basic with built-in storage underneath, a full-size walk-in shower, and a full-sized bath. To complete this room there is complementary vertical grey tiling on the bath and basin, as well as full height vertical tiling around the shower. Externally to the rear there is a refined, private garden - south-facing, mostly laid to lawn, and with ample patio space for furniture as well as a barbeque, this space is perfect for enjoying the sunny warmer evenings. The back of the garden offers privacy and space for a greenhouse.

To the front the property benefits from off-road parking space for two cars, as well as a single garage for storage. Interest in this thoughtfully renovated property is expected to be high, so 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 as well as the nearest guided bus stop. 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. Withing 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 3YY

What3Words Location: vessel.deputy.smiled

Property Built: 1970's

Owned For: 2 Years

Seller's Onward Movements: Upsizing Locally

EPC Rating: C

Council Tax Band: C

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: Fibre to Premises

Rear Garden Aspect: South

Primary School Catchment: Wheatfields Primary

Secondary School Catchment: St Ivo Secondary School

Conservation Area: No

Water Meter: Yes, under kitchen sink

Boiler Installed: 2020, with installation certificate.

Boiler Service: April 2025, with service certificate

UPVC Windows: November 2023

Loft: Part-boarded.



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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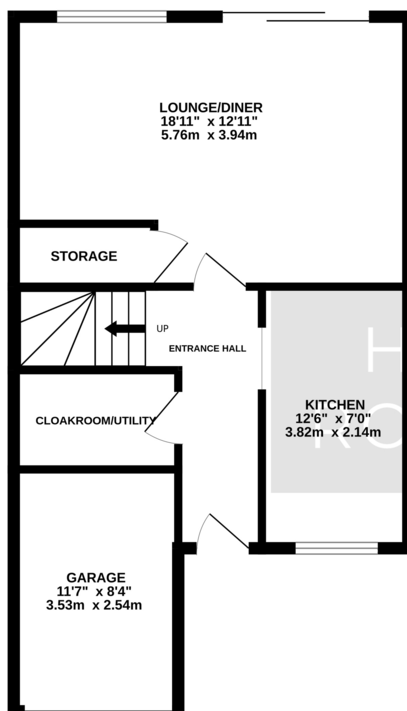
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4.9 Star Google Review Rating

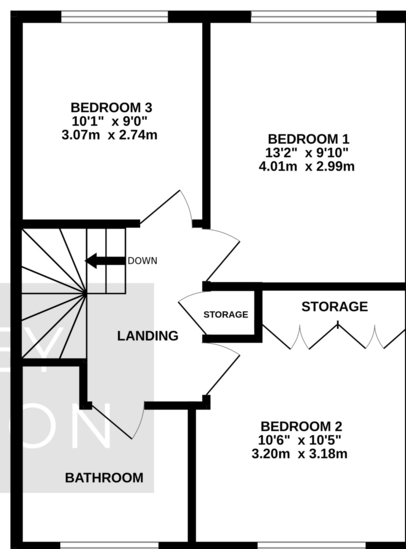




GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	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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