



HARVEY ROBINSON

Offers In Excess Of
£225,000
Dart Close
St Ives, PE27 3JA

- Mid-Terraced Freehold Property
- Two Bedrooms
- Two Allocated Parking Spaces
- Refitted Family Bathroom

- Generous Kitchen Breakfast Room
- One Reception Room
- Private Rear Garden
- Well-Presented Throughout

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are pleased to offer for sale this perfect first time buy or investment property in Dart Close in St Ives, located within walking distance of the guided bus stop and the many amenities that St Ives has to offer. Arranged over two floors, the property in brief comprises an entrance porch leading to a light and airy lounge with under-stairs storage and stairs leading to the first floor. To the rear, there is a separate kitchen / breakfast room with plenty of built-in storage, appliance space and room for a dining table. The kitchen also houses the gas fired central heating boiler which was replaced in 2014 and serviced last in 2024. The kitchen has direct access to the rear garden which is enclosed by recently replaced timber fencing and is mainly laid to lawn with a generous storage shed and a gate leading to the parking to the rear. To the first floor, there are two bedrooms and a family bathroom that was refitted within the last four years in a white three piece with shower over bath and an airing cupboard providing further storage space. The current owners have undertaken a lot of work on the property during their ownership resulting in the property benefiting from new flooring throughout as well as new UPVC windows and doors which were replaced in 2022. Viewing of this rarely available property is highly recommended as the interest is expected to be high. Please do not hesitate to contact Harvey Robinson St Ives to arrange your viewing now.



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. 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 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 3JA

What3Words Location: turntable.uplifting.mocking

Council Tax Band: B

EPC Rating: C

Property Constructed: 1984

Conservation Area: Yes

Utilities: Gas Central Heating, Mains Electricity, Water and Sewerage

Broadband: Fibre to the Premises

Current Owners Purchased Property: 4 Years Ago

Seller's Onward Movements: Upsizing Locally

Rear Garden Aspect: East

Rear Garden Boundaries: All

School Catchment Areas: Wheatfields Primary and St Ivo Secondary

Water Meter: No

Gas Boiler Installed: 2014 and serviced in 2024

UPVC Windows Installed: 2022 and under warrant

Loft: Part-boarded with Ladder



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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For independent whole of market mortgage advice please call the team to book your appointment.

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British Property Awards 2023 & 2024 – Gold Winner

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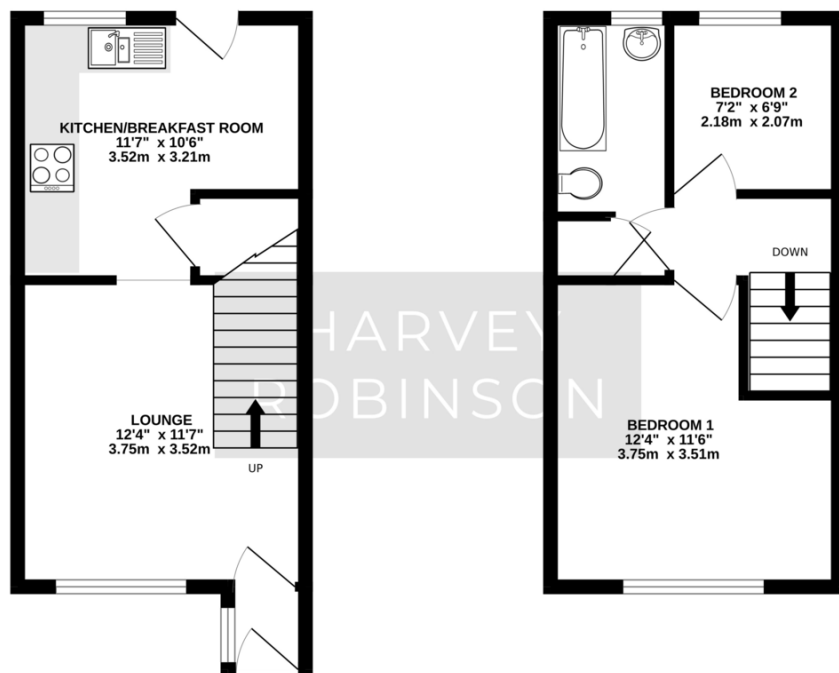
4.9 Star Google Review Rating





GROUND FLOOR
274 sq.ft. (25.5 sq.m.) approx.

1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 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

HARVEY ROBINSON

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