



HARVEY ROBINSON

Offers In Excess Of
£290,000
Milton Close
St Ives, PE27 6TX

- Mid-Terraced Home
- Three Generous Bedrooms
- Thoughtfully Extended
- Impressive Kitchen Breakfast Room

- Refitted Ground Floor Bathroom
- Extended Dining Room
- Private Rear Garden
- Garage En-Bloc



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this deceptively spacious three bedroom mid-terraced home in the heart of St Ives. Arranged over two floors, the property has been thoughtfully extended by the current owners to the front and the rear giving this property ample family sized accommodation. The property is accessed via a pleasant green to the front providing only pedestrian access giving the home a private and secluded feel. Upon entering the front door, you are greeted with a light and airy kitchen breakfast room. This space has been extended forward and benefits from two velux and a conventional window flooding the space with light. The kitchen has been refitted in a white gloss unit with stone effect worktops over and is completed with a range oven as well as ample appliance space. The bathroom can be found on the ground floor as has also been refitted in a white three piece suite with shower over the bath. Completing the ground floor space, there is a generous lounge with an extended dining room to the rear which benefits from sliding patio doors spanning the width of the home as well two further velux windows. The first floor houses the three generous bedrooms, two doubles and a single as well as ample storage space. The rear garden is private and mature and provides gates access to a pathway leadign to the single garage which can be found en bloc. Viewing of this well-maintained family home is essential and can be organised 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, 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 6TX

Council Tax Band: B

Conservation Area: No

Property Extended: To the Rear in 1995, To the Front in 2000

What3Words Location: lace.smuggled.winds

Seller's Onward Movements: Downsizing Locally

EPC Rating: C

Current Owners Purchased Property: 34 Years Ago

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Rear Garden Boundaries: Left and Rear

Primary School Catchment Area: Thorndown and Wheatfields

Secondary School Catchment Area: St Ivo

Water Meter: No

Gas Boiler Replaced: October 2024

UPVC Windows Replaced: 2021

Loft: Part Boarded and Ladder Available



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

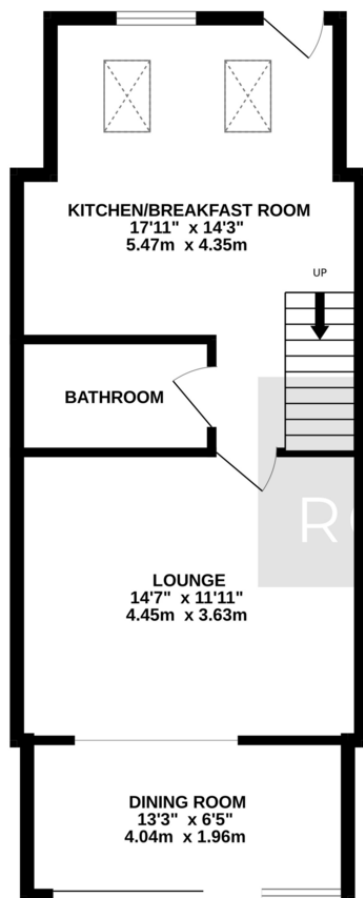
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

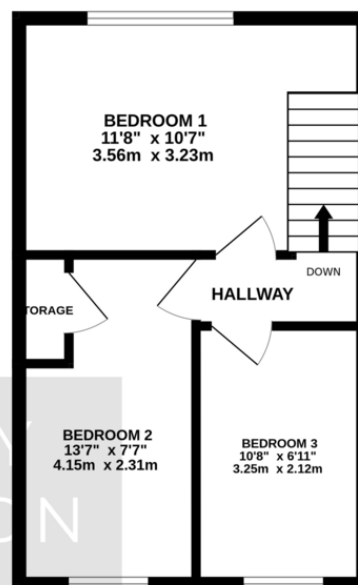




GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



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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