



HARVEY ROBINSON

£115,500

Waveney Road

St Ives, PE27 3FN

- No Forward Chain
- 55% Share
- Two Double Bedrooms
- Popular Development

- Allocated Parking Space
- Well Presented Throughout
- Designated Dining Space in Kitchen
- Private Garden

2 
1 
1 



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present to the market this rarely available two-bedroom shared ownership home, situated in a popular location in St Ives. Offered to the market with a 55% share, this is an opportunity not to be missed. Accommodation briefly comprises an entrance hallway with two handy storage cupboards, a light and spacious kitchen/diner which offers ample cupboard and worktop space and a two-seater breakfast bar offering further versatility of the space and a good-sized living area complete with a large bay window overlooking the garden. Heading upstairs, the property offers two generous double bedrooms, and a family bathroom complete with a three-piece white suite. Externally, the home offers a private front garden which has been secured by a fence and an allocated parking space. Viewing of this property is highly recommended to truly appreciate the space.



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 and is approximately a mile away. In St Ives you will find plenty of shops including Waitrose 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 a mile you will also 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 a mile 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 short walk of the property.





FAQS

Tenure: Leasehold

Lease Length: 166 years

Share Percentage: 55%

Management Charge: £13.08 pcm, reviewed annually

Ground Rent: £271.53 pcm, reviewed annually

Postcode for SatNav: PE27 3FN

What3Words Location: releasing.cloak.boldest

Property Age: 1980's

Construction Type: Standard

Current Owners Owned Property: Around 3 years

Seller's Onward Movements: No Forward Chain

Council Tax Band: B

EPC Rating: C

Garden Aspect: West

Primary School Catchment: Eastfield Primary, Wheatfields Primary, Thorndown Primary

Secondary School Catchment: St Ivo Academy

Conservation Area: No

Loft: Part-Boarded

Water Meter: Yes

Boiler Age: 2015

Restrictive Covenants: The property can only be used as a private residential building. No non-domestic animals. No caravans/boats/trailers to be parked on the land

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

Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating





GROUND FLOOR
277 sq.ft. (25.8 sq.m.) approx.

1ST FLOOR
265 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.4 sq.m.) approx.
Made with Metropix ©2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 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

HARVEY ROBINSON

OFFICE ADDRESS

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

CONTACT

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