



HARVEY ROBINSON

Offers In Excess Of  
£340,000

Garner Drive  
St Ives, PE27 6AA

- Three Bedroom Town House
- Open Plan Lounge/Dining Room
- Master Bedroom with En-suite & Dressing Room
- Kitchen/Breakfast Room
- Allocated Parking
- Close To Guided Bus
- Popular Location
- Immaculately Presented Throughout



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to be selling this immaculately presented three-bedroom three storey townhouse, located on the popular 'Spires' development on the outskirts of the sought after town of St Ives. Constructed in 2012, this home offers the perfect balance of modern living and convenience whilst providing an ideal home for a professional couple or family. The property offers spacious accommodation which comprises in brief an entrance hall, where you can find a cloakroom. There is a generous kitchen/breakfast room, boasting integrated appliances and ample storage space. There is an open plan lounge/diner which is the perfect space for hosting friends and family, overlooking the landscaped rear garden. The first floor provides two double bedrooms and a family bathroom which has been fitted with a white three-piece suite. A master suite is located on the top floor which provides a 20ft bedroom, a dressing room/walk in wardrobe and an en-suite. Outside there is an enclosed landscaped garden with gated access to the parking where a numbered allocated space can be found. Interest in this property is expected to be high, so to avoid disappointment, contact the St Ives office 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 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 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.



### FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 6AA

What3Words Location: ///velocity.booklets.rapport

Property Built: 2012

EPC Rating: C

Council Tax Band: D

Primary School Catchment: Thorndown Primary School

Secondary School Catchment: St Ivo Secondary School

Rear Garden Aspect: East

Conservation Area: No

Estate Maintenance Charge: Approx £170 per annum



### 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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Rated Exceptional in Best Estate Agent Guide 2023 & 2024

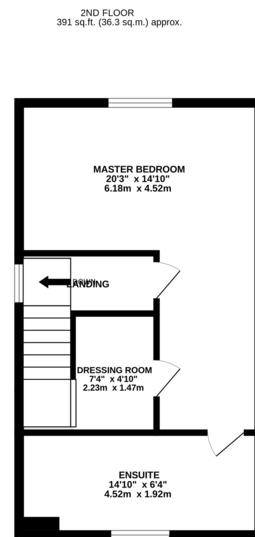
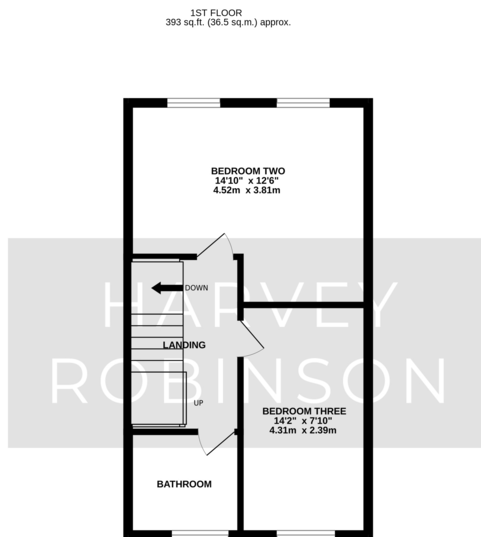
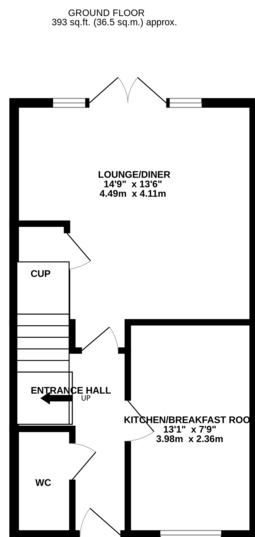
British Property Awards 2023 & 2024 – Gold Winner

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

4.9 Star Google Review Rating







TOTAL FLOOR AREA: 1176 sq.ft. (109.3 sq.m.) approx.  
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## FAQs

Type here

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		

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

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