



Priory Road, St. Ives

Guide Price £325,000



HARVEY
ROBINSON

- Guide Price £325,000 to £350,000
- Two Bed Detached Bungalow
- 16ft Lounge Diner
- Off Road Parking
- South Facing Garden
- Holiday Home Potential
- Stunning River Views
- Sought After Town Location
- Walking Distance To Town Centre
- Viewing Highly Recommended

FAQ'S

Tenure: Freehold

Postcode for SatNav: PE27 5BB

What3Words Location: vans.deals.attitudes

Property Constructed: 1988

Council Tax Band: D

EPC Rating: D

Owned For: 15 Years

Seller's Onward Movements: No Forward Chain

School Catchment Areas: Eastfield Primary School, St Ivo Secondary School

Rear Garden Aspect: South South West

Boiler Installed: 2012 UPVC

Windows: 2018

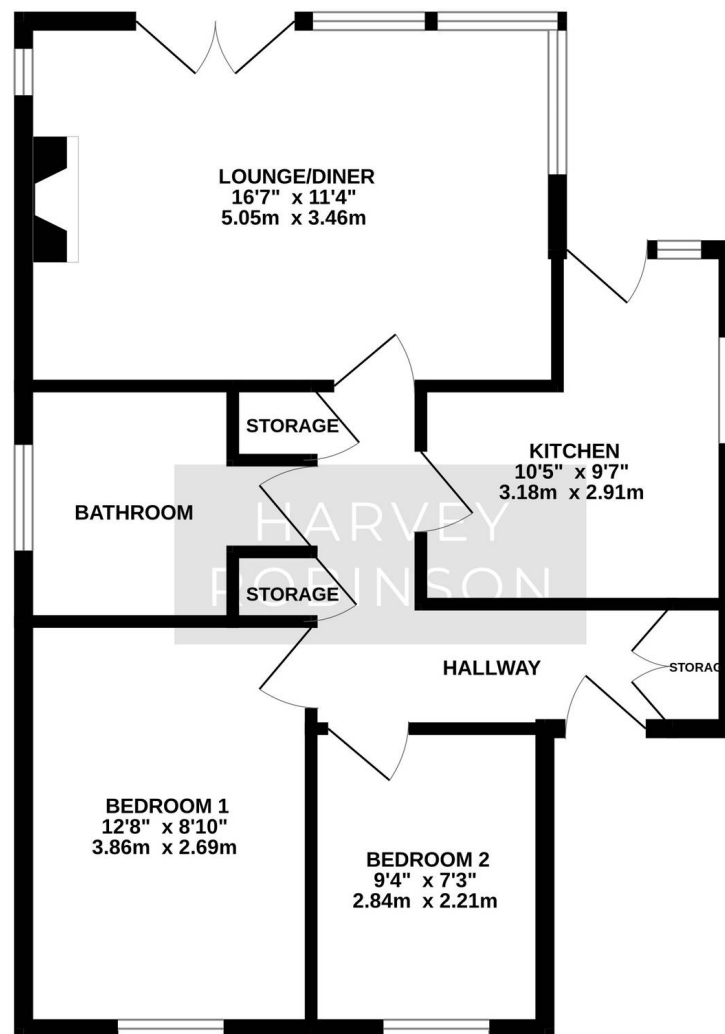


PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale with no onward chain this beautifully presented detached bungalow, offering a rare opportunity to acquire a spacious and versatile home in one of the town's most sought-after locations, within easy walking distance of the vibrant town centre. The property comprises two well-proportioned bedrooms, providing ample accommodation for couples, small families, or those seeking a comfortable holiday retreat with proven holiday home potential. The heart of the home is a generous 16ft lounge diner, which creates a welcoming space for both relaxation and entertaining, enhanced by stunning river views that add a sense of tranquillity and connection to the surrounding landscape. The interior is thoughtfully arranged to maximise natural light and showcase the picturesque outlook, while the practical layout ensures every-day comfort and convenience. Off road parking is provided, offering peace of mind for residents and visitors alike. The bungalows' location is particularly appealing, set in a desirable part of town renowned for its community feel and proximity to local amenities, shops, and eateries, and offering off road parking in front of the property, lending to the convenience of the home. Whether you are looking for a permanent residence or a holiday home, this property offers flexibility and appeal, combining a peaceful setting with easy access to everything the town has to offer. Viewing is highly recommended to fully appreciate the quality of accommodation, the exceptional river views, and the attractive lifestyle this home provides.



GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.





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, award-winning eateries, 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 approximately 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 walk away. The nearest train station is in 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.





GENERAL

These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

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 British Property Awards 2023 & 2024 – Gold Winner
 4.9 Star Google Review Rating

Any fixtures and fitting currently in the property are to remain.



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Harvey Robinson St Ives

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