



Gossan Close, St. Ives

In Excess of £280,000



HARVEY
ROBINSON

- Mid Terraced House
- Three Bedrooms
- 20ft Lounge/Diner
- Additional Reception Room
- Refitted Kitchen
- Close to Town Centre & Local Amenities
- Sought After Location
- Wheatfields Primary School Catchment Area
- Off-Road Parking
- Viewing Highly Recommended

FAQ's

Tenure: Freehold

Postcode for SatNav: PE27 3YZ

What3Words Location: ///formed.harmonica.holds

Property Constructed: 1970-1990

Council Tax Band: B

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: Unknown, last serviced in July 2026

Utilities: Mains Water, Mains Gas, Mains Electric, Mains Sewerage

Loft: Partially Boarded

Current Owner Purchased Property: 2023

Sellers Onward Movements: Moving Locally

Rear Garden Aspect: South West

Rear Garden Boundaries: Right

Primary School Catchment: Wheatfields Primary School

Secondary School Catchment: St Ivo Academy

Water Meter: Yes

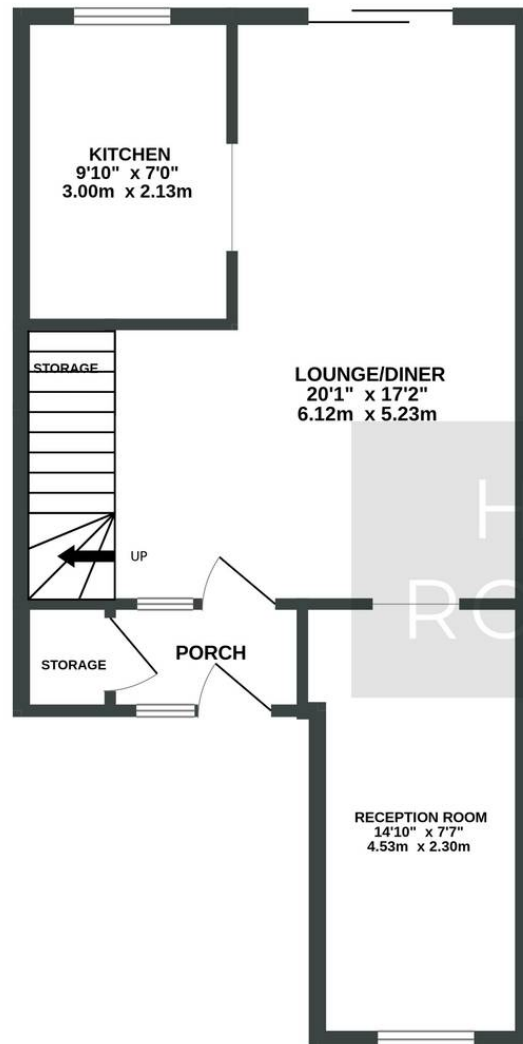


PROPERTY SUMMARY

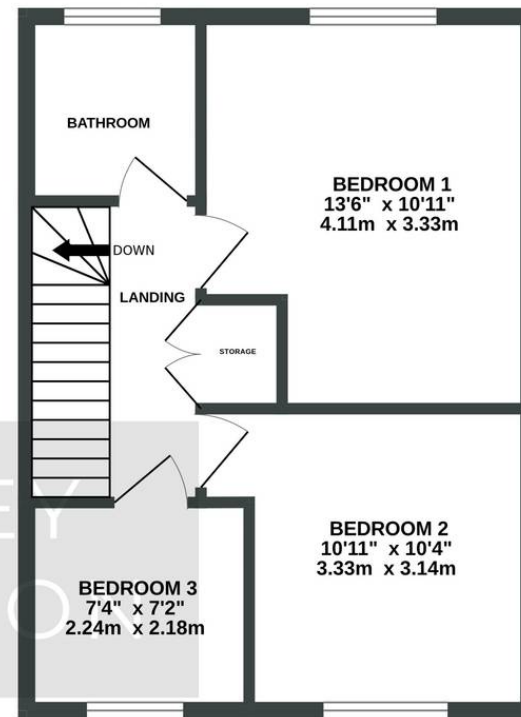
Harvey Robinson Estate Agents are delighted to present for sale this well-presented mid-terraced house, offering an exceptional opportunity for families and professionals alike. Situated in a highly sought after location within close proximity to the town centre and a range of local amenities, the property is within the catchment area for Wheatfields Primary School, making it particularly appealing for those with young children seeking quality education nearby. Boasting three generously sized bedrooms, the home provides ample space for comfortable family living. The impressive 20ft lounge and dining area creates a welcoming environment for relaxation and entertaining guests, while an additional reception room offers flexibility for use as a playroom, home office, or formal dining space to suit your lifestyle needs. The refitted kitchen is thoughtfully designed, featuring modern units and quality fittings that make meal preparation both convenient and enjoyable. Off-road parking ensures ease and security for vehicle owners, whilst the private rear garden offers a sunny retreat for adults and children. This property is ideally positioned for easy access to shops, cafes, and essential services, allowing residents to enjoy the benefits of urban living without compromising on peace and privacy. The interior is tastefully decorated throughout, with neutral tones and contemporary finishes that provide a move-in ready environment. Practical storage solutions are integrated across the home, ensuring a clutter-free living experience. The layout is both functional and versatile, catering to a variety of living arrangements and personal preferences. Whether you are looking to upsize, downsize, or secure your first family home, this property represents a rare find in a desirable neighbourhood. Viewing is highly recommended to fully appreciate the space, quality, and location on offer.



GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (82.9 sq.m.) approx.
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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 historic 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. The cottage is in reach of all that St. Ives has to offer in the way of cafés, pubs, restaurants and you can be at the Broadway Cellars, Vadi Kitchen, and Commute Cafe in a 1-minute walk, and The Nelson's Head, Floods, and the Ivy League Club in under a 3 minutes' walk. In St Ives you will find plenty of shops along with some great independent 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 guided bus stops to both Cambridge and Huntingdon are a few steps away from this home and 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.





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 2024- Silver Winner for the East of England

4.9 Star Google Review Rating



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