



26 Hurstingstone, St. Ives

In Excess of £250,000



HARVEY
ROBINSON

26 Hurstingstone

St. Ives

- Terraced Family Home
- Three Generous Bedrooms
- Perfect First Time Buy or Investment
- Sought After Town Location
- Open Plan Lounge Dining Room
- Private Rear Garden
- Off Road Parking
- Recently Refitted Family Bathroom
- Brick Built Storage Shed
- Viewing Essential

PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this well presented terraced family home which offers an ideal opportunity for first time buyers or investors seeking a spacious and versatile property. This property features three generous bedrooms, each thoughtfully proportioned to provide comfortable living and ample storage, making it perfectly suited to the needs of a growing family or professional couple. Upon entering, you are welcomed into a bright and airy hallway which leads to a spacious open plan lounge dining room, providing a flexible space for both relaxing and entertaining guests. The kitchen is well appointed, offering plenty of worktop space and storage options to cater to all your culinary needs. Upstairs, three generous bedrooms and the recently refitted family bathroom can be found. The property further benefits from off road parking, ensuring convenience for homeowners and visitors alike, as well as a brick built storage shed (ideal for bikes, tools, or seasonal items).





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PROPERTY SUMMARY

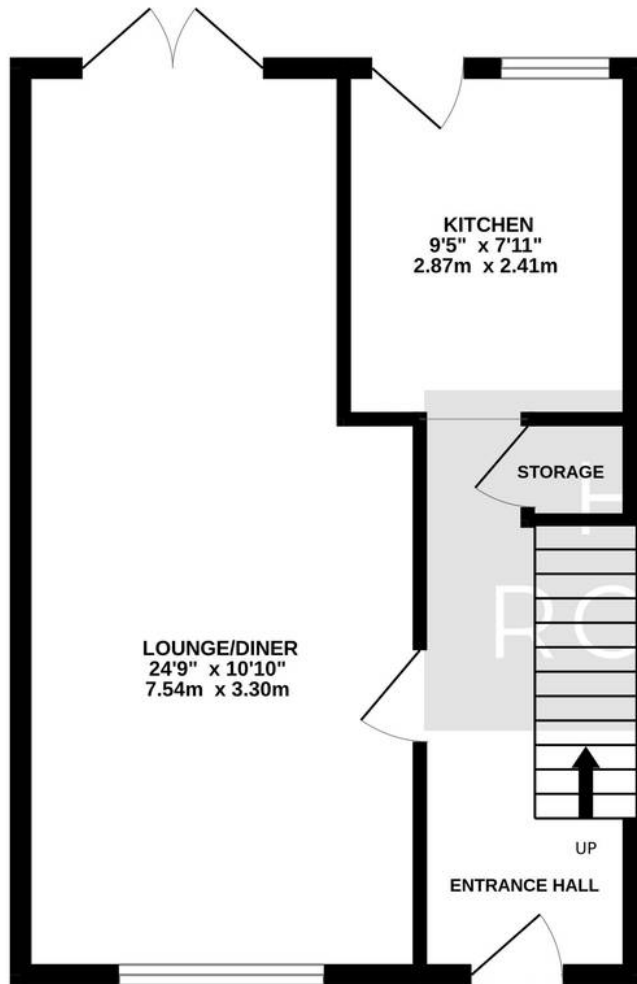
The rear garden provides ample privacy and has been well maintained to provide mature shrubs and borders. Throughout, the home has been kept to a high standard, with neutral décor that allows for personalisation and easy adaption to individual tastes. The layout has been carefully considered to maximise natural light and create a welcoming atmosphere throughout. Located within easy reach of local schools, shops, and transport links, this property offers both the peace of a residential setting and the convenience of town living. Interest in this property is expected to be high, so to avoid disappointment, contact the St Ives office today to arrange a viewing.

LOCATION AND AMENITIES

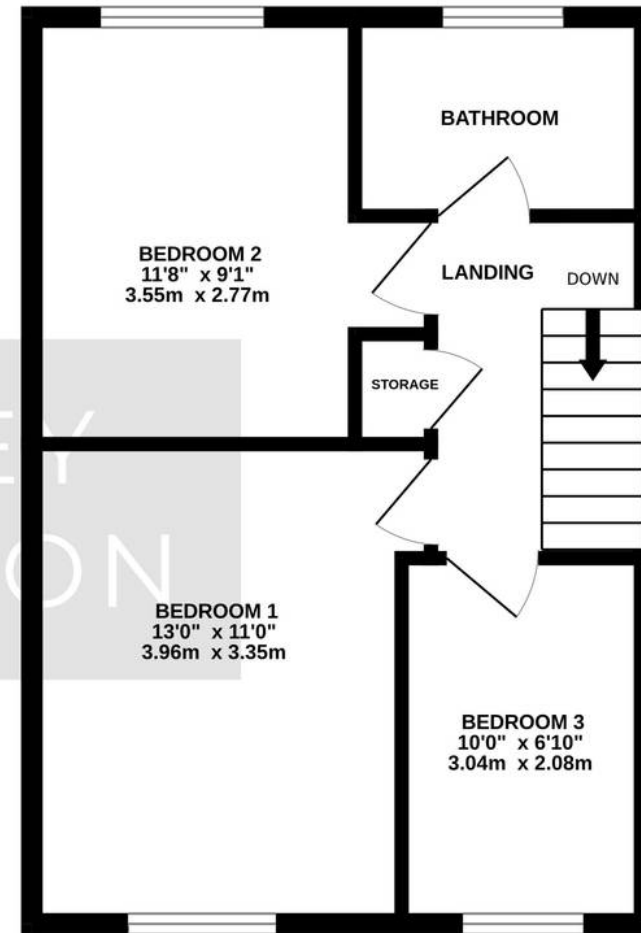
St Ives is one of Cambridgeshire's best-loved towns. It has a huge amount to offer homebuyers, including a scenic riverside location, plenty of historic properties, and great local amenities, to name just a few. The centre of St Ives is within walking distance and is approximately 1/2 of a mile away. 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.



GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.9 sq.m.) approx.

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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.





26 Hurstingstone

St. Ives

FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 6UE

What3Words: ///butter.stint.terms

Property Owned: 51 Years

Vendors Onward Movements: Moving in With Family

Council Tax Band: B / EPC Rating: C

Seller's Onward Movements: No Forward Chain

Heating Type: Gas Central Heating

Utilities: Mains Gas, Mains Water, Mains Sewage

Boiler Installed: 2025 / Rear Garden Aspect: East

Rear Garden Boundary: Right

Loft: Part-Boarded with Light and Ladder

School Catchments: Wheatfields Primary / St Ivo Academy

GENERAL

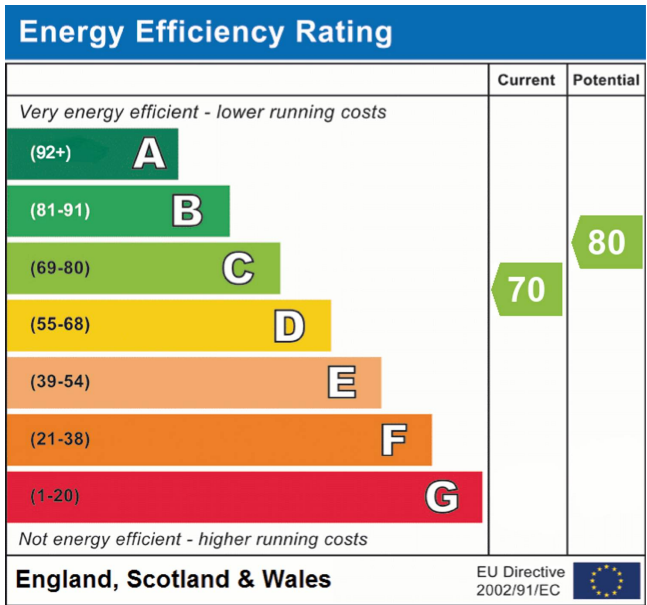
These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact.

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.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



HARVEY
ROBINSON



Harvey Robinson St Ives

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