



Free Church Passage, St. Ives

In Excess of £300,000



- Three Storey Townhouse
- Three Double Bedrooms
- Lounge with Wood Burner
- Fully Renovated
- High Specification Finish
- Utility Room
- Dressing Room/Study Area
- Central Town Location
- Viewing Essential
- No Onward Chain

FAQ'S

Postcode for SatNav: PE27 5AY

Vendors Onward Movements: No Onward Chain

Heating: Gas Central Heating

Parking: There are many parking options close to the property at one of the many HDC public car parks, the Dolphin hotel or on street parking is available on neighbouring streets.

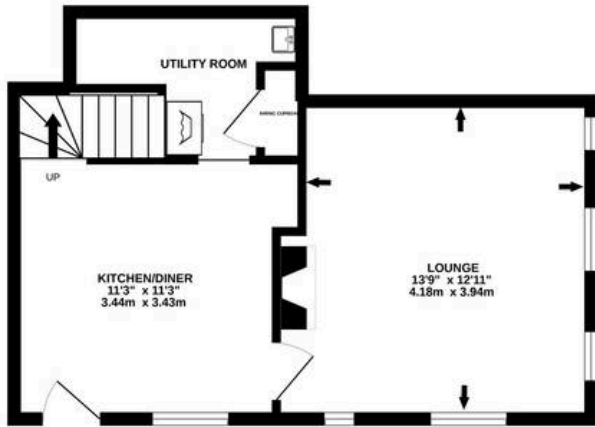


PROPERTY SUMMARY

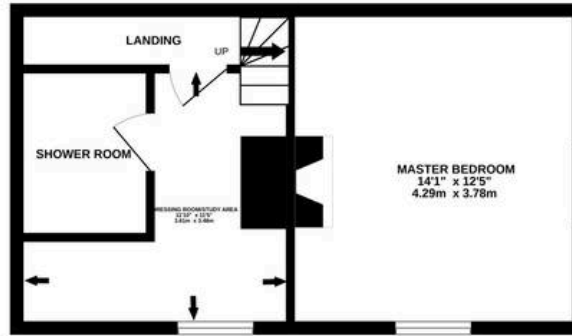
Harvey Robinson Estate Agents St Ives are delighted to offer for sale this three double bedroom, three-storey Grade II listed townhouse in the heart of St. Ives. The property is offered for sale with no onward chain, and has been recently refurbished to a very high specification whilst maintaining a wealth of charm and period features. The property is superbly positioned in the centre of St. Ives with the river Great Ouse and Hemingford meadow within two minutes' walk of the front door. The accommodation comprises of a large fully fitted kitchen/diner with breakfast bar, a separate utility room, and a triple aspect lounge with wood burner to the ground floor. To the first floor there is a dressing room/study area, shower room, and master bedroom. The second-floor houses two further double bedrooms. To the rear of the property is a covered passageway that offers ample storage. Viewings can be arranged by contacting our St. Ives office.



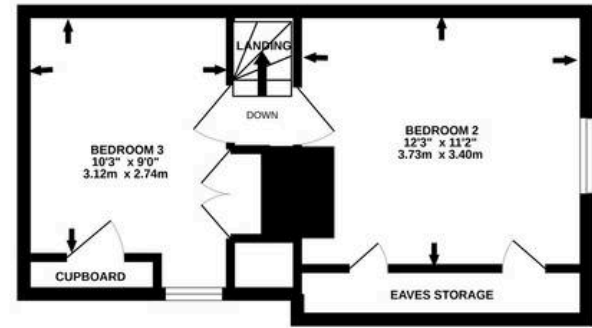
GROUND FLOOR
383 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



2ND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.

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LOCATION SUMMARY

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.





Harvey Robinson St Ives

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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 may apply for electronic verification. We may receive a referral fee for recommended services.