



Tamar Close, St. Ives  
£180,000



- Freehold Coach House
- One Double Bedroom
- Lounge Diner and Kitchen
- Three Piece Bathroom
- Allocated Parking for Two
- Sought After Town Location
- Perfect for First Time Buyers
- Excellent Transport Links
- External Storage Area
- Viewing Highly Recommended

#### FAQ's

Tenure: Freehold

Postcode for SatNav: PE27 3JD

What3Words Location: ///acoustics.taken.socialite

Seller's Onward Movements: Relocating out of area

EPC Rating: C

Council Tax Band: B

Heating Type: Gas Central Heating

Boiler Age: 4 Years

Boiler Serviced: September 2025

Utilities: Mains Water, Mains Gas, Mains Electricity,

Mains Sewerage

Water Meter: Yes

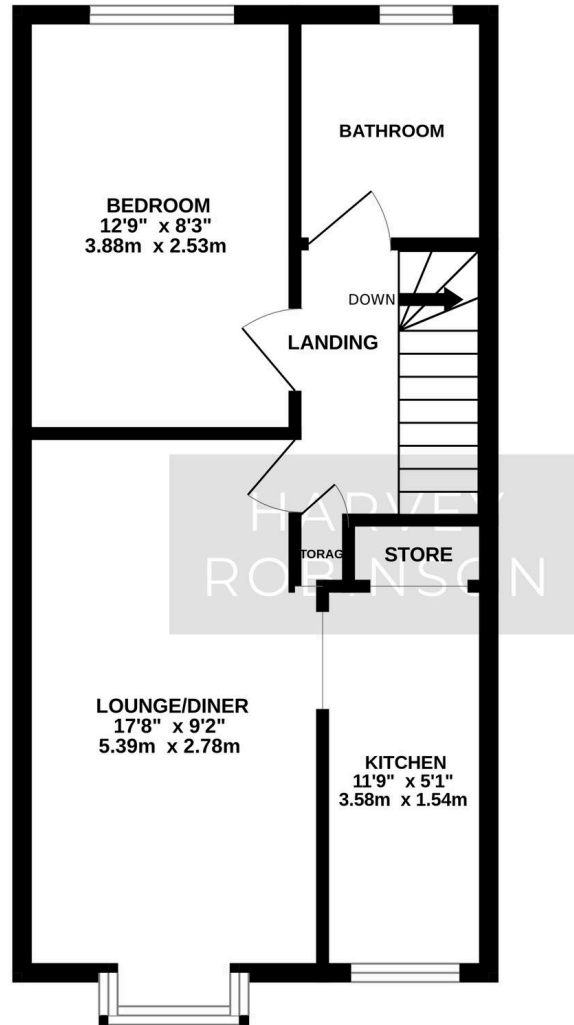


## PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this well-presented one-bedroom coach house, offering a harmonious blend of contemporary comfort and practical design, ideal for professionals or couples seeking a stylish and functional living space. The property comprises a bright, open-plan living and dining area, enhanced by a large window that allows natural light to flood the space and create an airy, welcoming atmosphere. The neutral decor throughout the property, including warm carpeting and modern furnishings, establishes a relaxing environment. The bedroom is generously proportioned, featuring ample storage space and a large window that provides plenty of day-light. The well-appointed bathroom includes modern fixtures, a bathtub with an integrated shower, wood-effect flooring, and decorative mosaic tiling, creating a sleek yet inviting setting. The property boasts a range of additional features designed to enhance everyday living, including boarded loft storage and a boiler cupboard providing further storage internally. Allocated parking is provided at the back of the property, offering convenience - a valuable asset for those with a vehicle. Further lockable storage can be found externally, perfect for bike or tool storage. The entryway is smartly sheltered, contributing to the property's overall kerb appeal and practicality. The kitchen is compact yet highly functional, equipped with a modern gas hob, integrated oven, and ample wooden cabinetry for storage, all complemented by easy-care laminate flooring. Throughout the home, large windows ensure every room is bathed in natural light, while the tasteful, neutral colour scheme provides a versatile backdrop for personal touches. With its combination of comfort, style, and thoughtful amenities, this property presents an excellent opportunity for buyers for a move-in-ready home with a contemporary feel.



FIRST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.

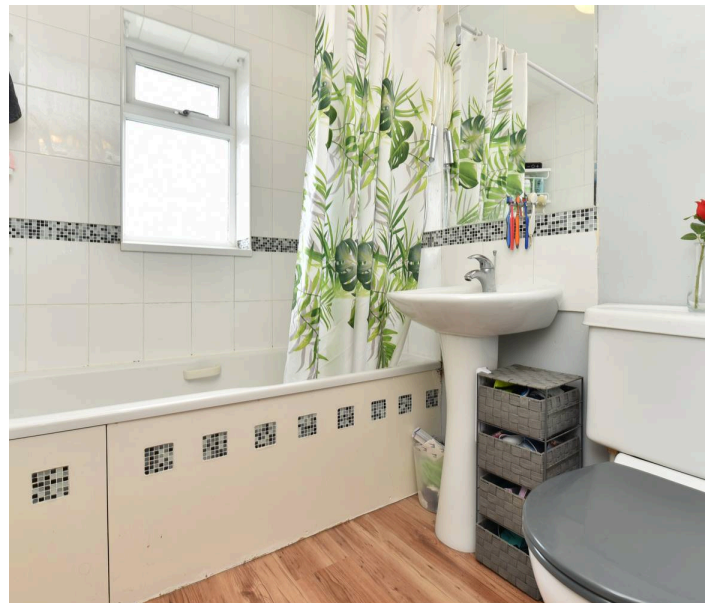


TOTAL FLOOR AREA : 418 sq.ft. (38.9 sq.m.) approx.  
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## LOCATION SUMMARY

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 large family properties, and great local amenities, to name just a few. The centre of St Ives is within walking distance and is approximately a mile away. In St Ives you will find plenty of shops including Waitrose 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 a mile you will also 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 a mile 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. A popular primary school can also be found within a short walk of the property.





## Harvey Robinson St Ives

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