



Shakespeare Road, St. Ives

In Excess of £260,000



- Open Plan Kitchen Diner
- Sought After Town Location
- Semi-Detached Family Home
- Two Double Bedrooms
- Well Presented Throughout
- Perfect For First Time Buyers
- Refitted Family Bathroom
- Single Garage and Parking
- Private Rear Garden
- Viewing Highly Recommended

FAQ'S

Tenure: Freehold

Postcode for SatNav: PE27 6TT

Property Built: 1980

Owned For: 7 Years

What3Words Location: //light.molars.shapeless

Seller's Onward Movements: No Forward Chain

EPC Rating: C

Council Tax Band: B

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Rear Garden Boundary: All

Rear Garden Aspect: South East

Primary School Catchment: Thorndown Primary, Eastfield Primary, Westfield Primary, Wheatfields Primary

Secondary School Catchment: St Ivo Secondary School

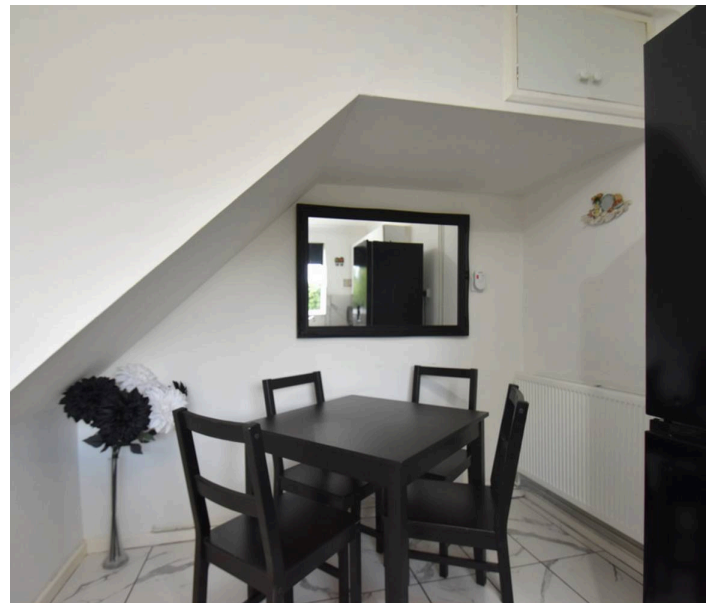
Conservation Area: No

Water Meter: Yes, in front garden.

Boiler Installed: 2020, with installation certificate

Boiler Service: 2024, with service certificate

Loft: Boarded

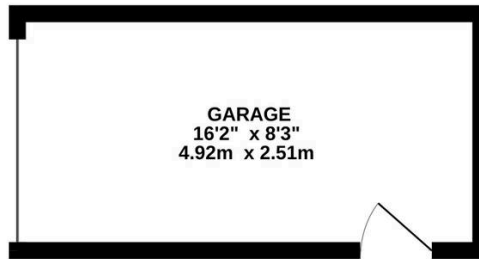


PROPERTY SUMMARY

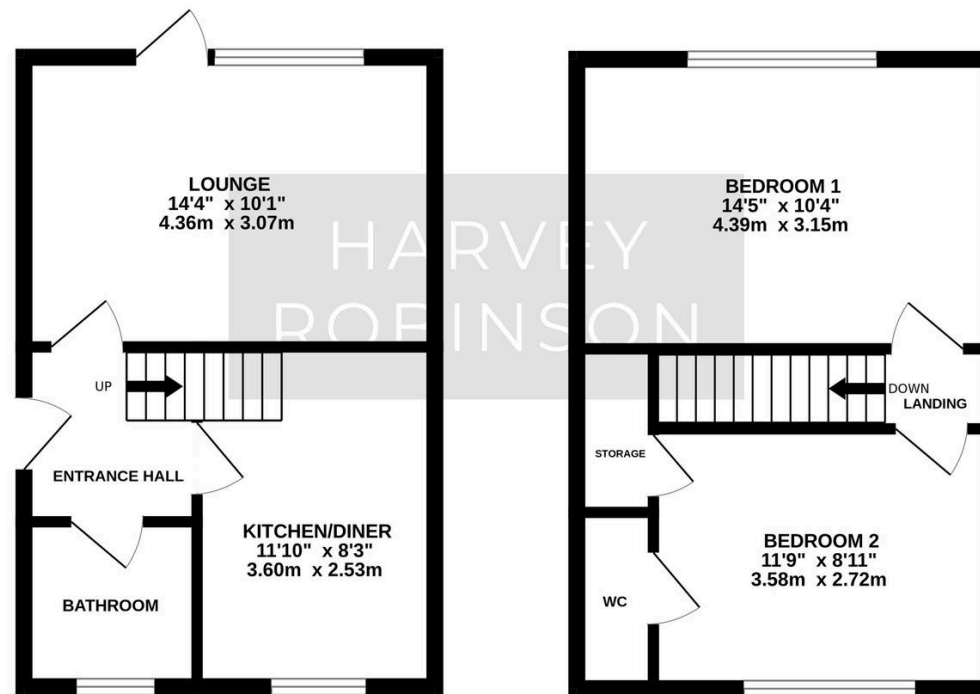
Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this beautifully presented two bedroom semi-detached property situated in the popular town of St Ives. This property provides both spacious and modern accommodation throughout and provides a perfect first time buy, investment or family home. The ground floor invites you into a spacious entrance hall, which leads to a large lounge with views of the rear garden, providing the perfect space to relax with family and friends. There is a refitted family bathroom and an open-plan kitchen diner which provides ample storage space and overlooks the front garden and green space to the front of the property. Upstairs, there are two double bedrooms. One benefitting from a generous in-built storage cupboard, as well as a water closet. This property offers a well-proportioned rear garden which boasts privacy and provides the perfect space to relax in the summer evenings. There is also off road parking and a single garage which is accessible from the rear garden and the road. Interest in this wonderful property is expected to be high, so to avoid disappointment, contact the St Ives office to arrange a viewing.



GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.





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 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 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 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

Harvey Robinson Estate Agents, 9 White Hart Court - PE27 5EA

01480 45 40 40

stives@harveyrobinson.co.uk

www.harveyrobinson.co.uk/

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