



HARVEY ROBINSON

£315,000

Hawthorn Way

St Ives, PE27 3YP

- Semi Detached Bungalow
- Two Generous Bedrooms
- Refitted Kitchen
- Open Plan Lounge Diner

- Additional Conservatory
- Private Front and Rear Gardens
- Ample Off Road Parking
- Well-Presented Throughout



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this spacious and well-presented bungalow with no forward chain. Centrally located within walking distance of amenities and a bus stop, the property would make an excellent downsize or rental opportunity. Accessed via the front door, the accommodation is arranged around a central hallway which is light and airy. To the front, the kitchen can be found which has been refitted in a contemporary wood-effect unit and contrasting work surfaces. This room enjoys excellent views over the generous and mature front garden, providing the property a good degree of privacy. The master bedroom is also to the front of the property and like the rest of the home, has laminate flooring and a good degree of decorative condition. The lounge diner can be found to the rear which is an equally spacious room and benefits from sliding patio doors accessing the conservatory which is 8 years old. Completing the accommodation is a second bedroom which is currently utilised as a separate dining room and a family shower room which is fitted in a white three piece suite. Outside, the property has an ample driveway for numerous vehicles as well as a large storage shed. The rear garden is mature and enclosed, making it perfect for enjoying outdoor dining. Viewing of this rarely available property is highly recommended and can be organised by contacting our St Ives office.



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 large family 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. 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 A1309 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.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 3YP

What3Words Location: slurred.conspire.first

Council Tax Band: C

EPC Rating: C

Property Constructed: 1968

Seller's Onward Movements: No Forward Chain

Current Owners Purchased Property: 10 years ago

Boiler Fitted: 2015 and serviced annually

Water Meter: Yes

Conservatory Added: 2016



GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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