



HARVEY ROBINSON

Offers In Excess Of
£240,000

Crown Walk
St Ives, PE27 5QN

- Victorian Terraced Home
- Two Double Bedrooms
- 20ft Lounge Dining Room
- Three Piece Bathroom Suite

- South Easterly Facing Garden
- Single Garage
- Off Road Parking Provision
- Excellent Rental Opportunity

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- 1 
- 1 



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale, with no forward chain, this centrally located, character cottage in the heart of the vibrant market town of St Ives. Constructed at the turn of the century, this charming cottage retains much of the original charm whilst offering open plan, spacious accommodation which would be perfect for first time buyer, investor or downsizer. Arranged over two floors, the accommodation in brief comprises an open plan lounge dining room with feature fireplace, a galley style kitchen fitted in a solid wooden shaker style, a three piece bathroom and a large storage cupboard downstairs. To the first floor, two double bedrooms with fitted storage can be found. The property benefits from a south-easterly facing rear garden which is paved and enclosed. To the rear of the properties, there is a communal parking as well as the single garage which can be found en-bloc. Viewing of this 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 500 yards 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 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 walk 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 5QN

What3Words Location: multiples.venues.soup

Current Owners Purchased Property: 19 years ago

Seller's Onward Movements: Rental Property No Longer Required. No Forward Chain

Council Tax Band: B

Rear Garden Aspect: South East

Rear Garden Boundaries: Right and Rear

School Catchment Areas: Eastfields Infants, Westfields Junior and St Ivo Secondary.

Water Meter: No

Boiler Installed: 2003 and Serviced Annually

Loft: Partially Boarded with Ladder. No Light

EPC Rating: D

Current Rental Return: £730 pcm

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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For independent whole of market mortgage advice please call the team to book your appointment.

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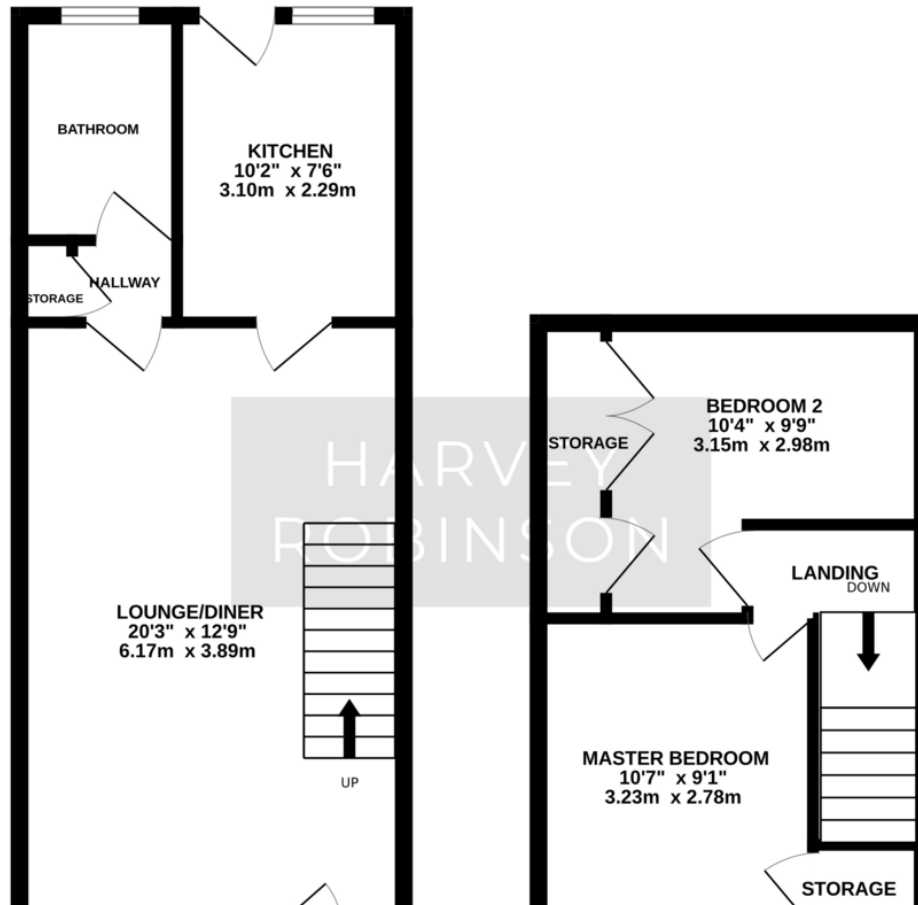
Rated Exceptional in Best Estate Agent Guide 2024

British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating

GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
258 sq.ft. (24.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 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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