



HARVEY ROBINSON

Offers In Excess Of
£280,000

12 Spinney Way
St Ives, PE27 3YX

- Mid Terraced Family Home
- Three Bedrooms
- Refitted Kitchen
- Open Plan Living Area

- Private Rear Garden
- Garage en Bloc
- Downstairs Cloakroom
- Sought After Location

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this well-presented mid-terraced family home in a popular location within St Ives town. Situated in front of a pleasant green, this property is arranged over two floors and in brief comprises an entrance hall with downstairs cloakroom, leading to a light and airy open plan lounge dining room and a separate, recently refitted kitchen to the ground floor. The lounge diner benefits from sliding patio doors providing direct access to the rear garden whilst the kitchen has been fitted in a contemporary gloss unit with complimentary wood effect work surfaces with matching backsplash. Upstairs, there are three generous bedrooms and a refitted family bathroom, as well as a number of fitted storage cupboards. The rear garden is landscaped with a combination of lawn, mature borders and paving making this perfect for a family. There is a gate to the rear providing access and leading to the communal parking area where the single garage can be found en bloc. There is a paved front garden with space for bike and bin storage. Viewing of this immaculately presented home is essential 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.





FAQS'

Tenure: Freehold

Post Code for SatNav: PE27 3YX

What3Words Location: situates.castle.buyers

What3Words Garage Location: chuck.countries.energetic - 2nd on the left.

Primary School Catchment Areas: Wheatfields

Secondary School Catchment Area: St Ivo Secondary

EPC Rating: C

Council Tax Band: B

Seller's Onward Movements: Downsizing Locally

Current Owner's Purchased Property: 2012



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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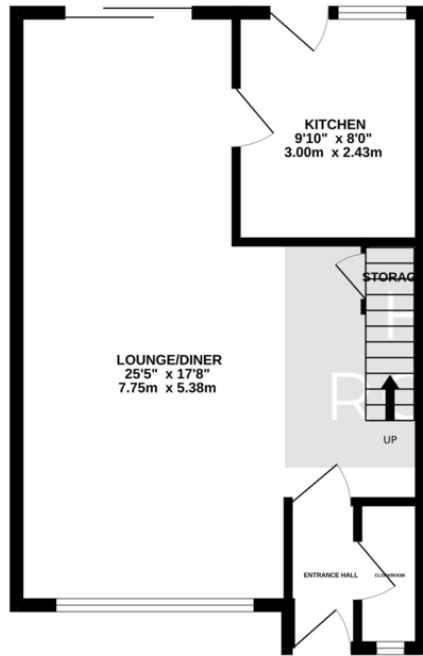
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

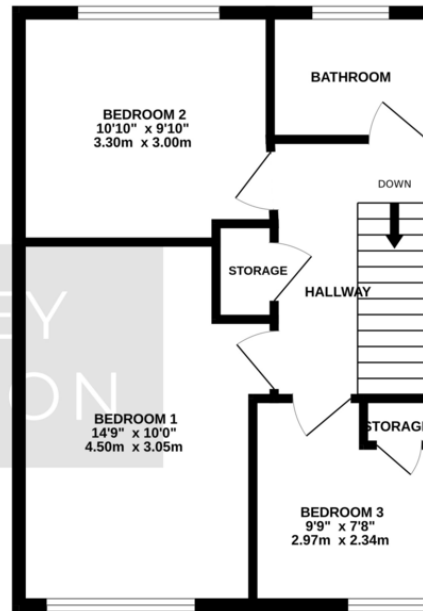




GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 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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