



HARVEY ROBINSON

Offers In Excess Of
£260,000

Welland Close
St Ives, PE27 3FL

- Semi Detached Family Home
- Four Bedrooms
- Private Rear Garden
- Generous Lounge

- Close To Schools And Amenities
- Sought After Town Location
- Viewing Highly Recommended
- Garage and Off-Road Parking



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are pleased to offer for sale, with no forward chain, this well-presented semi-detached family home within walking distance of schools and amenities in the popular location of St Ives. Situated at the end of a cul-de-sac, this property in brief comprises an entrance hall leading to a light and airy lounge with bay window to the front and double doors to the rear. Through the doors, there is a separate dining room which benefits from sliding patio doors to the rear garden and a separate kitchen which has been refitted to a good standard. The kitchen has been fitted in contemporary base and wall units with laminate worksurfaces and houses the gas central heating boiler. Upstairs, there are four bedrooms and a white three piece bathroom suite as well as an airing cupboard. The property benefits from new carpets throughout as well as fresh redecoration which has recently been completed. Outside, there is a generous front and side garden, affording the property a good degree of privacy. The rear garden is enclosed by a combination of brick wall and fencing and has a gate leading to the parking area. There is a garage that can be found en bloc as well as an allocating parking space in front as well as ample on road visitor parking.



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 3FL

What3Words Location: branded.sometimes.passions

What3Words Garage Location: contents.eradicate.wiser - 3rd from the end.

Seller's Onward Movements: No Forward Chain

Current Owner's Purchased Property: 11 years ago

EPC Rating: C

Council Tax Band: C

School Catchment Areas: Wheatfields Primary and St Ivo Secondary



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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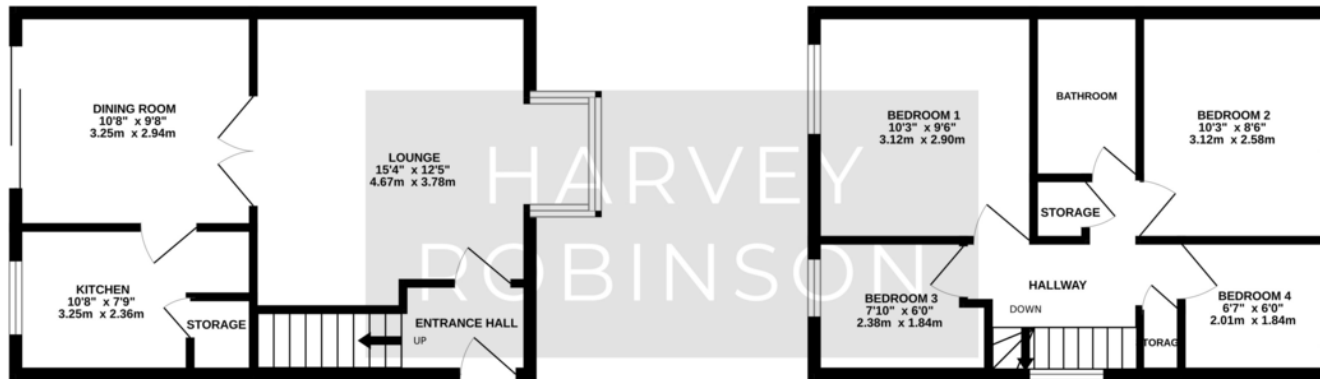
4.9 Star Google Review Rating





GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 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

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