

A two-story red brick house with a blue door and a garage. The house has a tiled roof, white window frames, and a small porch over the front door. A blue garage door is visible on the left. The house is set on a paved street with a sidewalk. The sky is blue with some clouds.

HARVEY ROBINSON

Offers In Excess Of
£315,000
Erica Road
St. Ives, PE27 3AG

- Detached Family Home
- Three Bedrooms
- Refitted Family Bathroom
- Combi Boiler Fitted in 2024

- Open Plan Kitchen Dining Room
- Additional Conservatory
- Oversized Single Garage
- Central St Ives Location



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are pleased to offer For Sale this well-presented and rarely-available three bedroom detached home in St Ives. This property can be found within walking distance of amenities and schools whilst also offering excellent transport links to Cambridge and London making it perfect for a family. Arranged over two floors, the accommodation in brief comprises an entrance porch leading to a generous lounge, an open plan kitchen dining room and a conservatory to the rear. The kitchen is fitted in a white shaker style with black worktops over and offers excellent storage as well as an electric oven, gas hob and space for a washing machine. Upstairs, there are three bedrooms, a refitted family shower room and an airing cupboard housing the gas central heating boiler that was refitted in 2024. The property benefits from off road parking on a driveway leading to the oversized single garage with electric doors to the front and rear. The rear garden is larger than average and is enclosed by timber panel fencing. There is a summer house to the rear of the garden as well as a large area of decking directly behind the conservatory which is perfect for outdoor dining. 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 a mile away. In St Ives you will find plenty of shops including Waitrose 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 a mile you will also 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 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 short walk of the property.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 3AG

What3Words Location: sprain.repay.crackled

Council Tax Band: C

EPC Rating: C

Primary School Catchment: Wheatfields Primary School

Secondary School Catchment: St. Ivo Academy

Seller's Onward Movements: Relocating out of the Area - Job move

Current Owner's Lived in Property: Since 2024

Rear Garden Boundary: Right Hand Side

UPVC Windows Fitted: 2015

Water Meter: Yes, located in front of property

Loft: Partially Boarded with light and ladder

Boiler Fitted: October 2024



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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Rated Exceptional in Best Estate Agent Guide 2023 & 2024

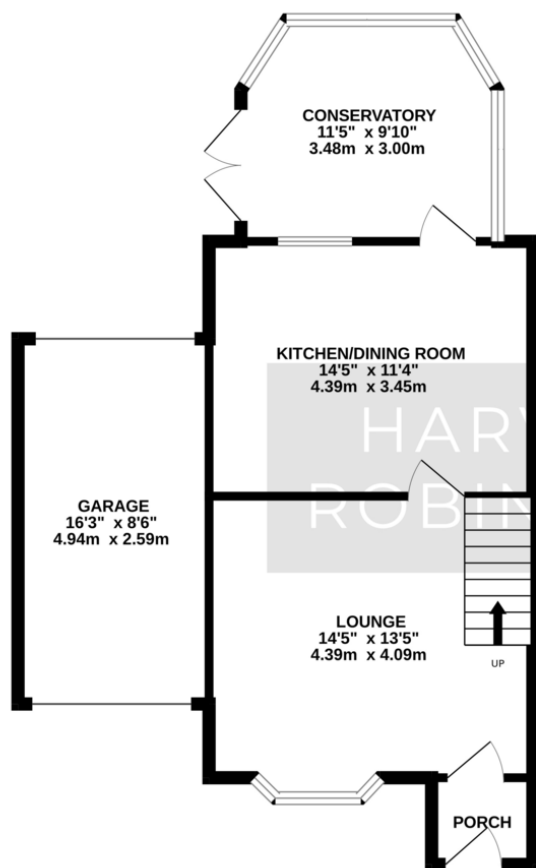
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

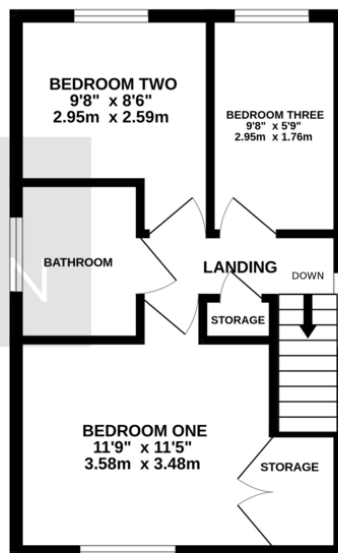




GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 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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