



HARVEY ROBINSON

Offers In Excess Of  
**£425,000**

Rembrandt Way

St. Ives, PE27 3DZ

- Detached Family Home
- Four Bedrooms
- Spacious Corner Plot
- Recently Refitted Family Bathroom

- Utility Room and Downstairs Cloakroom
- Private Enclosed Rear Garden
- Single Garage
- Ample Off-Road Parking



## PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this detached family home, in the north of the ever-popular town of St Ives. Featuring four bedrooms upstairs and a spacious lounge and dining room downstairs, this family home offers generous living space throughout and in brief comprises an entrance hall, downstairs cloakroom, front-to-back lounge, separate dining room, rear-facing kitchen, and utility room. Upstairs, there are four bedrooms, two double rooms and two further singles as well as a recently renovated family bathroom complete with walk-in shower, freestanding bath, and his-and-hers sinks. Outside to the rear, there is a newly laid patio area and shed storage, and a further lawned garden section with summerhouse. To the front there is a generous gravel driveway with ample parking space for multiple vehicles, as well as access to the single garage adjoining the house. Interest on this family home is expected to be high, so to avoid missing out contact the St Ives office to arrange a viewing



## 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 whilst 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 3DZ  
What3Words Location: overpaid.bracing.partly  
Property Built: 1980's  
Council Tax Band: E  
EPC Rating: E  
Conservation Area: No  
Heating Type: Gas Central Heating  
Utilities: Mains Water, Mains Electricity, Mains Sewage  
Property Owned For: 7 years  
Seller's Onward Movements: Downsizing Locally  
Rear Garden Boundary: Rear  
Rear Garden Aspect: North West  
Garage: Adjoining Property  
Primary School Catchment: Wheatfields Primary  
Secondary School Catchment: St Ivo Secondary School  
Water Meter: Yes  
UPVC Windows: Installed 2021  
Loft: Part-boarded with light.  
Summerhouse in garden to stay.



## 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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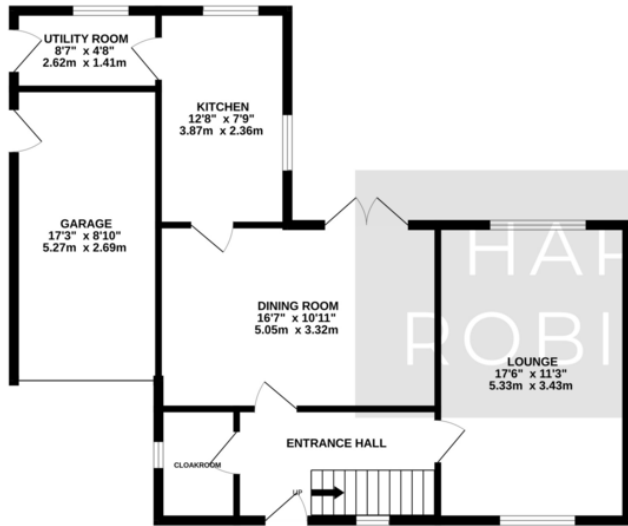
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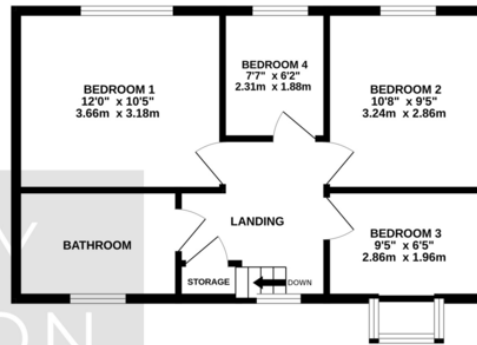




GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1256 sq.ft. (116.7 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 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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