



Offers In Excess Of
£445,000
2 Mitchell Close
Hemingford Grey, PE28 9WN

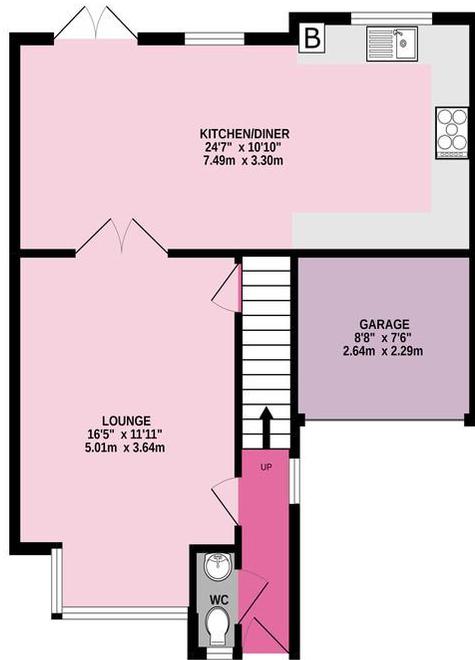
PROPERTY SUMMARY

Harvey Robinson estate agents are delighted to offer for sale this simply stunning and immaculately presented three bedroom detached family home located within the popular and highly sought-after village of Hemingford Grey. Thoughtfully extended and upgraded throughout, the accommodation in brief consists of an Entrance Hall, Cloakroom, Lounge and an impressive refitted Kitchen/Diner to the Ground Floor. Perfect for a family, the kitchen is full of fitted appliances including a washer dryer, dishwasher and range cooker (subject to negotiation) and offers ample room for a large open plan dining space. Upstairs, Three Double Bedrooms can be found with both a refitted Family Bathroom and Refitted En-suite to the Master Bedroom. Outside, the garage has been part converted leaving a storage space accessed via the driveway offering ample off road parking. To the rear, the garden has been landscaped and offers a great space to relax with a good degree of privacy. Just over three miles from St Ives town centre, Hemingford Grey offers both excellent transport links and excellent facilities for a family. Situated a short walk from neighbouring Hemingford Abbots and surrounded by meadows, the village is a great choice for dog walkers or nature enthusiasts. The village is well served by the local pub 'The Cock' and with an primary school in the village, the property would be perfect for a family. The mainline train station in Huntingdon provides access into London Kings Cross in under an hour making this property ideal for the commuter too.

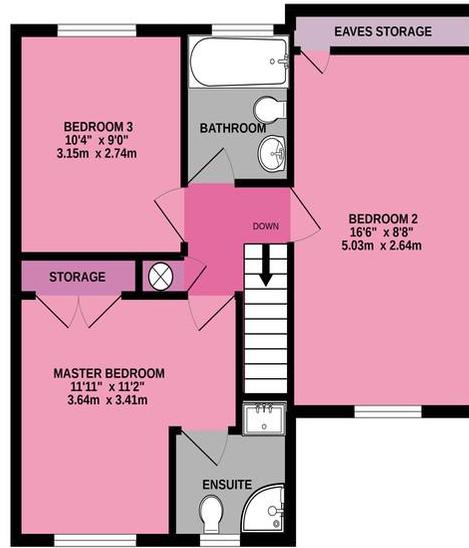




GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 sq.m.) approx.
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FAQs

Property Constructed: 1988
Sellers Onward Movements: Looking to
downsize locally
Council Tax Band: D
Boiler Installed: 2019
Loft Space: Part Boarded
Summer House and shed: Remaining

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		←
(69-80)	C	←	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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