



£325,000

Roman Way

Perry, PE28 0SZ



- Three Bedroom Semi-Detached Home
- Two Reception Rooms
- Open Fields to Rear
- Large Landscaped Garden

- Garage en-bloc
- No Onward Chain
- Desirable Village Location
- Close Proximity to Grafham Water



## PROPERTY SUMMARY

harveyrobinson Estate Agents in St. Neots are delighted to offer for sale this Three Bedroom Semi-Detached Home with large landscaped Garden backing onto open fields. The downstairs accommodation comprises of an Entrance Porch, Kitchen, two Reception Rooms, and a Rear Porch. Upstairs, there are Three Bedrooms and a Family Bathroom with Bath and separate Shower Cubicle. The property also benefits from a Single Garage en-bloc. The ideal location within the sought after Village of Perry is adjacent to Grafham Water, with a popular food pub and convenience store nearby. The location also offers good transport links to the A1 and is perfectly positioned for someone looking to commute whilst wanting a quieter location. For more information and to arrange a viewing, contact harveyrobinson in St Neots.





## GROUND FLOOR

ENTRANCE PORCH

LOUNGE

KITCHEN

DINING ROOM

REAR PORCH



## FIRST FLOOR

LANDING

MASTER BEDROOM

BEDROOM TWO

BEDROOM THREE

BATHROOM







**OUTSIDE**

**FRONT GARDEN**

**LANDSCAPED REAR GARDEN**

**GARAGE EN-BLOC**

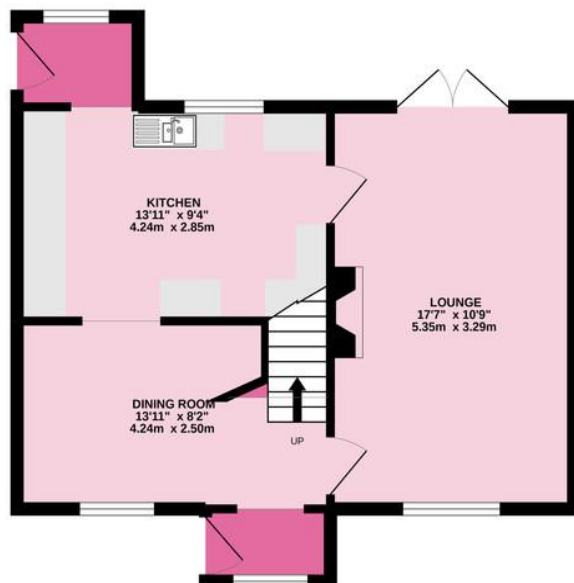




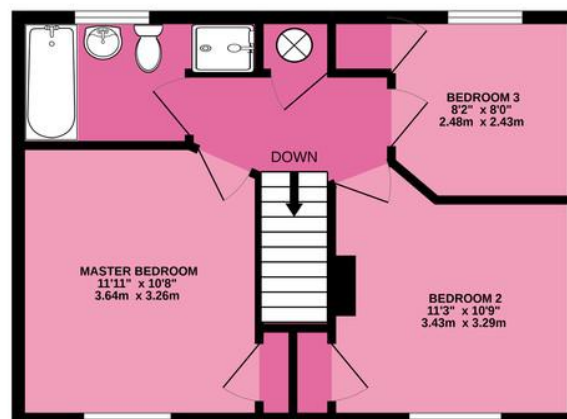




GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.  
Made with Metropix ©2022

## FAQs

Onward Movement: Relocating, No Onward Chain

Built: 1950's

Council Tax: Band B

Loft: Partly Boarded

Water Meter: Yes

Primary School Catchment: Great Staughton

Secondary School Catchment: Longsands Academy

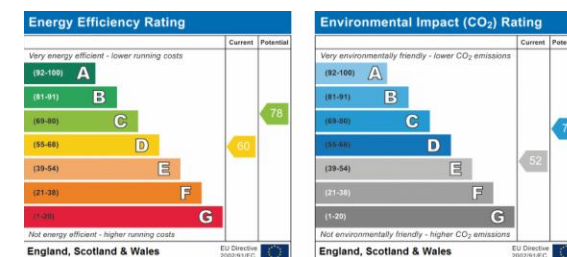
Heating Type: Oil

**Agents Note:** The Vendor has indicated that she owns half the road in front and is responsible for the maintenance.

Want to know how much your home is worth? Please contact us to arrange your free Market Appraisal.

For free whole of market mortgage advice please call the team to book your appointment.

View all our properties at [harveyrobinson.co.uk](http://harveyrobinson.co.uk)



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



## OFFICE ADDRESS

22 Market Square, St Neots,  
Cambridgeshire, PE19 2AF

## CONTACT

01480 454040  
[stneots@harveyrobinson.co.uk](mailto:stneots@harveyrobinson.co.uk)  
[www.harveyrobinson.co.uk](http://www.harveyrobinson.co.uk)