



HARVEY ROBINSON

Guide Price

£300,000-£325,000

King Street

Somersham, PE28 3EJ

- Charming Character Cottage
- 3 Bedrooms Detached House
- Off Road Parking
- Private Enclosed Rear Garden

- Two Reception Rooms
- Refitted Kitchen Breakfast Room
- Downstairs Cloakroom
- Multi Fuel Burner



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this charming character cottage, full of period features in the heart of the village of Somersham. Originally constructed in the early 20th century, the cottage has been thoughtfully extended to the rear and had been updated and upgraded throughout with modern family living in mind. The accommodation in brief consists of an entrance porch leading to a lounge with a feature fireplace, a dining room with exposed flooring and a wood burner, a kitchen breakfast room with inset rangemaster oven, a rear porch and a refitted downstairs cloakroom to the ground floor. Upstairs, the property offers three bedrooms, two of which are doubles and a family bathroom. The walled rear garden is private and enclosed offering a mix of lawn, decking and patio space and storage in the form of a large shed to the side. To the front, there is a driveway providing off road parking as well as ample on road parking available.



LOCATION AND AMENITIES

Somersham can be found just 10 miles from Huntingdon and 4 miles from St Ives making it well placed for families and young professionals. 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. One of the area's biggest draws is its proximity to Cambridge via the A1309 or the St. Ives Park & Ride both of which can be accessed from Somersham in less than 15 minutes. The nearest station is at Huntingdon, which is just a twenty-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour. Within Somersham itself, there is a primary school whilst the village is in catchment for Ramsey Village College. There are also plenty of local amenities within the village including a coffee shop, a local Tesco, a hairdresser, a pub, and several takeaways. For those that enjoy the outdoors Somersham has its own nature reserve with fantastic dog walks, the nature reserve is located within a short walk of this property.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3EJ

What3Words Location: emerge.altitude.eased

Council Tax Band: C

Property Constructed: 1901

EPC Rating: E

Seller's Onward Movements: Purchasing an End of Chain Property

Current Owners Lived in the Property: 14 years

Water Meter: No

Boiler Fitted: September 2022

Loft: Not boarded, no light or ladder

Primary Catchment Area: Somersham Primary School

Secondary Catchment Area: Ramsey Abbey

Rear Garden Aspect: West



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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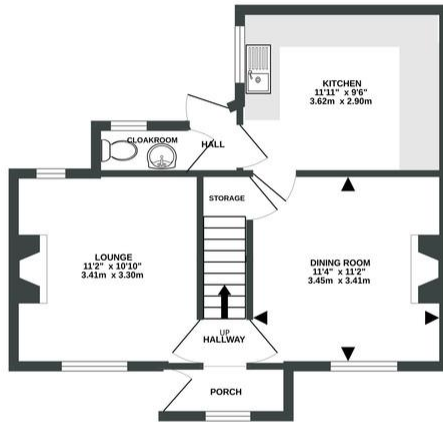
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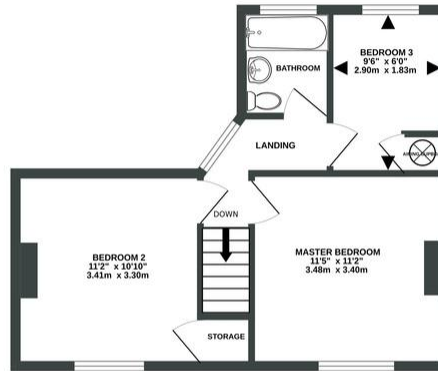




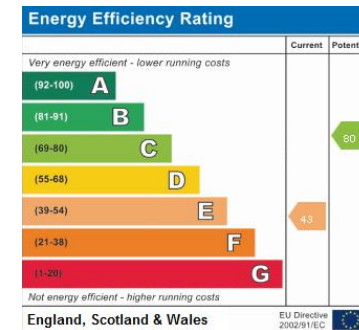
GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.
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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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