



HARVEY ROBINSON

Offers In Excess Of
£325,000

7 Church Way
Alconbury, PE28 4DX

PROPERTY SUMMARY

Harvey Robinson Estate Agents in Huntingdon are delighted to present for sale this beautifully maintained two-bedroom detached cottage, full of character and charm. Situated in the highly sought-after village of Alconbury, the property offers a perfect blend of period features and modern presentation.

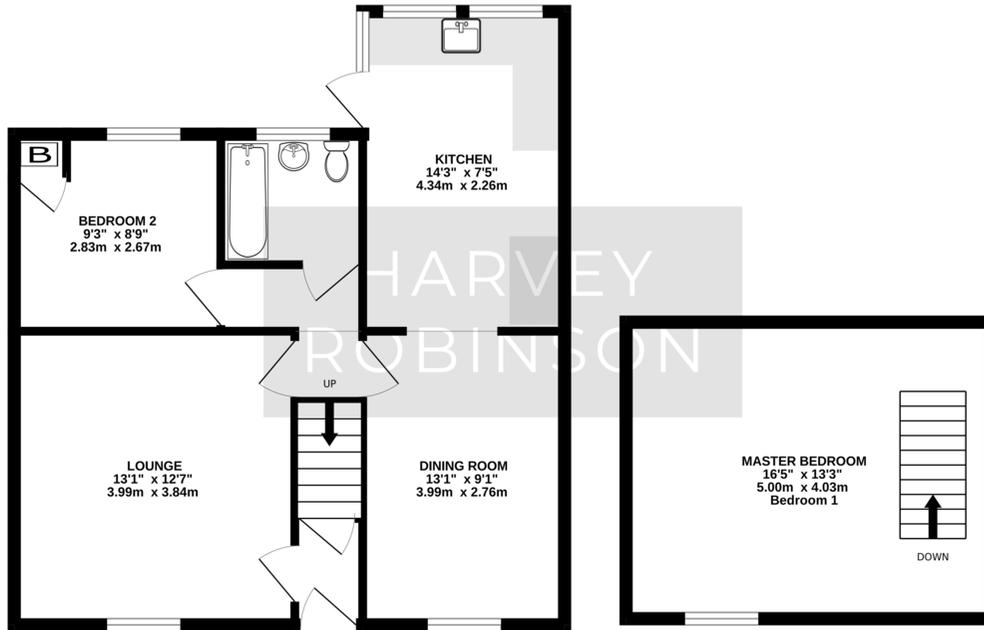
The accommodation includes a welcoming entrance hall leading to a spacious lounge and a separate dining room, a well-fitted kitchen, and a bathroom. One bedroom is conveniently located on the ground floor, while the second bedroom can be found upstairs, creating a flexible layout to suit a variety of needs. Outside, the property boasts an enclosed rear garden, providing a private and peaceful outdoor space.





GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.

1ST FLOOR
217 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.9 sq.m.) approx.
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FAQs

Tenure: Freehold
 Council Tax: Band B
 Construction: Standard
 Listed: No
 Conservation Area: Yes
 Rights of Way: None
 Current Owners: Owned for 21 Years and are offering the sale with No Onward Chain
 Boundary: Right and Rear
 Primary School Catchment: Alconbury
 Secondary School Catchment: Sawtry
 Boiler: Installed approx 2022, Serviced June 2025
 Loft: Boarded

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		

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

HARVEY ROBINSON

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