



HARVEY ROBINSON

Offers In Excess Of
£230,000
Dorset Close
Wyton, PE28 2EU

- Mid Terraced House
- Two Double Bedrooms
- Lounge Dining Room
- Refitted Kitchen

- Refitted Cloakroom
- Refitted Family Bathroom
- Single Garage
- Off Road Parking

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this well presented two bedroom property in the ever-sought after location of Wyton On The Hill. The accommodation in brief consists of a spacious entrance hall, a refitted downstairs cloakroom, a refitted kitchen breakfast room offering integrated dishwasher and double oven, a front to back lounge diner benefitting from a log burner and French doors leading to the rear garden. Upstairs, there are two generous double bedrooms, the master benefitting from dual aspect windows and fitted wardrobe as well as a refitted family bathroom fitted in a three piece suite. Outside you will find off road parking to the front of the property well as a garage en bloc that can be found to the left of the property with a further parking space in front. To the rear, there is a good size garden which is predominantly laid to lawn with a good sized decked area lending itself nicely for entertaining. This property would make a fantastic first home or investment property and comes highly recommended. Viewings can be organised by contacting our St Ives office.



LOCATION AND AMENITIES

Wyton on the Hill can be found just three miles from Huntingdon town centre in one direction and two miles from St Ives in the other. With a small population of just 1400 residents, Wyton offers a village like feel with its own nursery and primary school within walking distance of the property. There is a bus stop for the guided bus on the estate providing direct access to central Cambridge. The nearest train station can be found in Huntingdon which provides direct access to central London in just over an hour. Nearby St Ives 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. 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.





FAQ

Postcode for SatNav: PE28 2EU

What3Words for house: galloped.fact.label

What3Words for Garage: mouse.funds.unlisted

Property Tenure: Freehold

Management Charge for Estate: £489.48 per annum

Management Company: Preim

Property Built: 1970's

Owners Onward Movements: Upsizing

Rear Garden Aspect: West

Rear Garden Boundary: Left fence with back to property

Garage: Yes, en-bloc to left hand side of property

Primary School Catchment: Wyton-on-the-Hill Primary School

Secondary School Catchment: St Ivo

Water Meter: No

Loft: Part Boarded - no ladder or light

Rental Income: Approx. £1000-£1050 pcm



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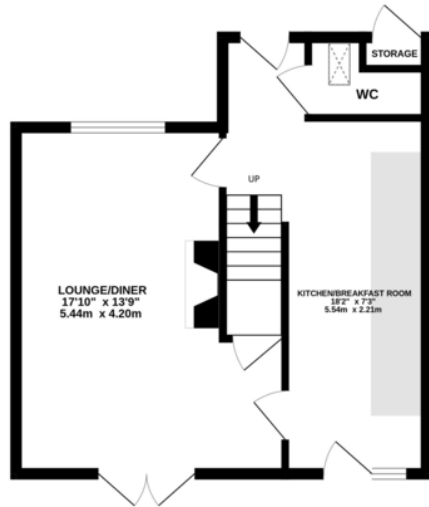
For independent whole of market mortgage advice please call the team to book your appointment.

View all our properties at harveyrobinson.co.uk

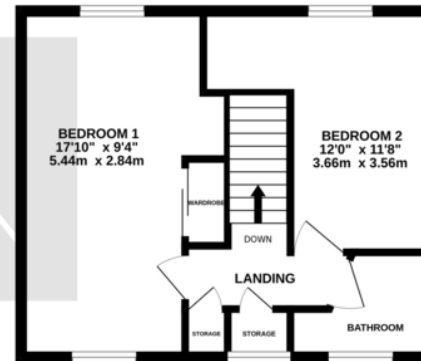




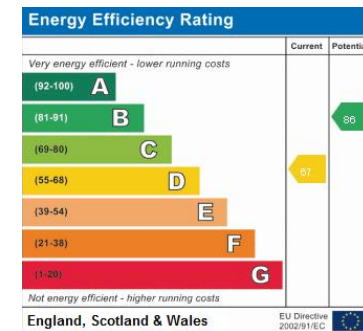
GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.4 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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