



HARVEY ROBINSON

Offers In Excess Of
£275,000

Megs Close
Bluntisham, PE28 3XE

- Detached Family Home
- Village Location
- Three Bedrooms
- Two Reception Rooms

- Refitted Family Bathroom
- Single Garage and Off-Road Parking
- Conservatory
- Mature Garden



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present this three-bedroom detached family home in the heart of the highly sought after village location of Bluntisham. Offering ample off-road parking to the front of the property and a stunning mature garden to the rear, this property is offered for sale with immediate vacant possession and is presented neutrally throughout to provide the opportunity for improvement. The accommodation in brief consists of an entrance hall, lounge, dining room, kitchen, and conservatory, whilst upstairs there are three well sized bedrooms, two of which benefit from fitted storage, and a refitted family bathroom. This property also benefits from an adjoining garage to the north of the property which provides ample storage space, and an east-facing mature garden that provides a good degree of privacy to the garden. Viewing is highly recommended of this rarely available family home, so contact our St Ives branch today to arrange your viewing.



LOCATION AND AMENITIES

Bluntisham is a popular village, located approximately 5 miles outside of St Ives and roughly 10 miles from Huntingdon's mainline train station which gets you in to London Kings Cross within the hour. In the other direction, Cambridge can easily be accessed via A14 or the guided busway from nearby St Ives. Bluntisham is served by the popular St. Helen's primary school which is located a short walk from the property whilst the catchment area for the secondary school is St Ivo Secondary School. The village also boasts other amenities with a convenience store, petrol station, local pub, hairdresser and for those that love the outdoors, the RSPB Ouse Fen Nature Reserve is just a couple of miles from the property. Excellent walks can be accessed throughout the village and can often be found frequented by dog walkers and ramblers. The nearest town is St Ives which offers an array of shops, cafes, leisure centres and still hosts a market twice a week.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3XE

What3Words Location: countries.arrives.remodels

Council Tax Band: C

EPC Rating: D

Property Constructed: 1970'S

Current Owners Lived in Property: 32 Years

Seller's Onward Movements: No Forward Chain

Rear Garden Boundaries: Right

Rear Garden Orientation: East

Garage: Adjoining conservatory

Boiler: TBC

UPVC Windows: Fitted prior to purchase in 1989/1990

Loft: Not boarded, no ladder or light

Water Meter: Yes

School Catchment Areas: St Helen's Primary, St Ivo Secondary

All fixtures, fittings, and carpets currently in the house will be included



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.

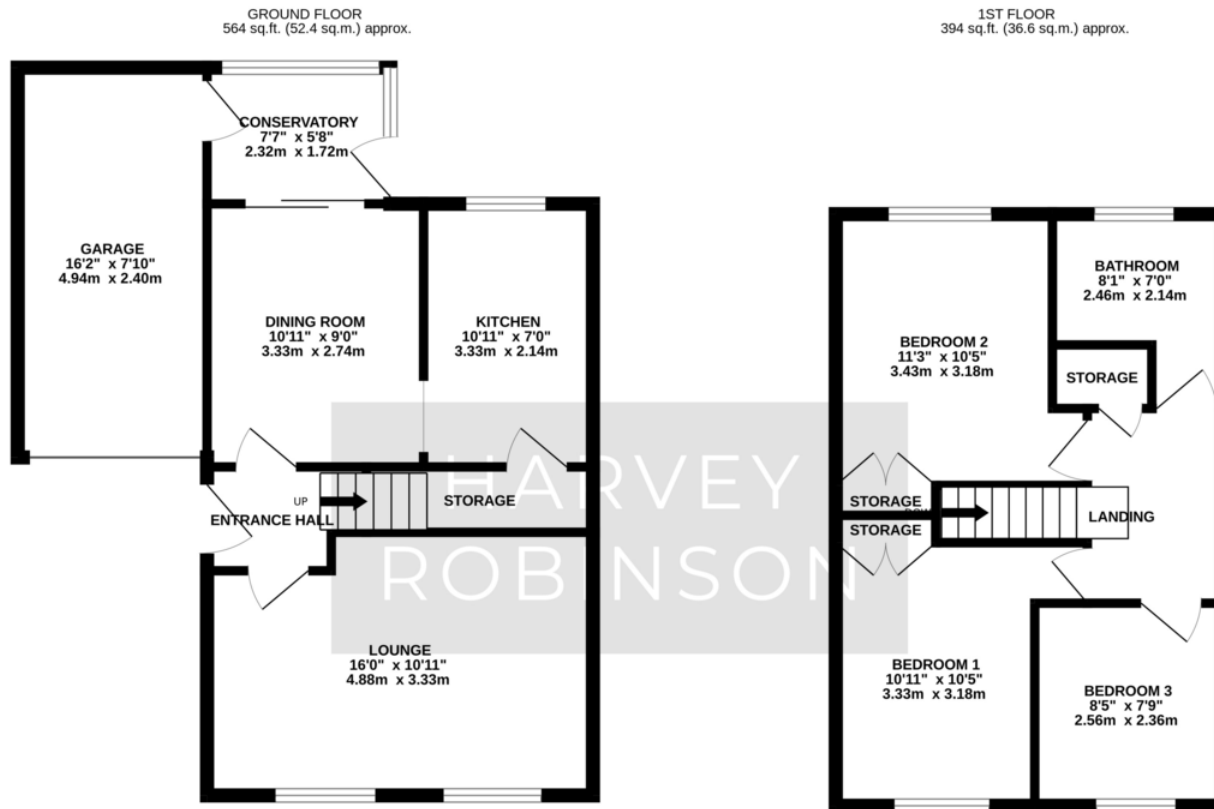
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		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

HARVEY ROBINSON

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