



HARVEY ROBINSON

50% Shared Ownership
£115,000
Somerset Road
Wyton, PE28 2HP

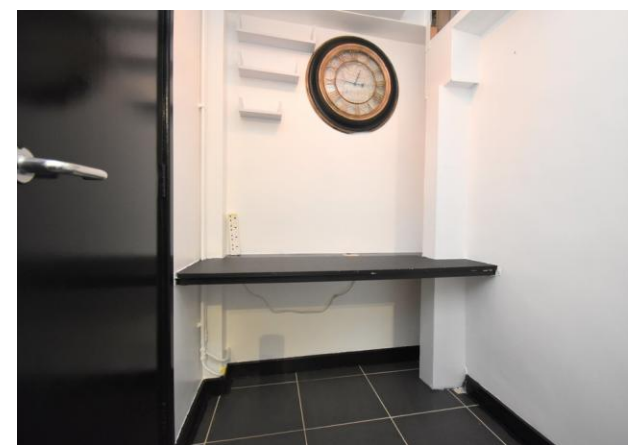
- 50% Shared Ownership
- Two Double Bedrooms
- Separate Utility Room
- Downstairs Cloakroom

- Generous Rear Garden
- Off Road Parking Provision
- Refitted Kitchen
- Sought After Location

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this immaculately presented 50% shared ownership house within the ever-popular Wyton on the Hill estate. Offered for sale with no forward chain and immediate vacant possession, the property is in 'move-in-ready' condition and would make an excellent first time buy. The property in brief consists of an entrance hall, downstairs cloakroom, utility room, refitted kitchen and spacious lounge diner to the ground floor. Upstairs, there are two generous double bedrooms and a family bathroom fitted in a white three-piece suite. The rear garden is spacious and enclosed with a mixture of timber fencing and mature shrubs and provides storage in the form of a shed. There is allocated parking to the front of the property as well as an outside storage shed. Viewing of this rarely available shared ownership home in this sought after location is highly recommended and 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'S

Property Constructed: 1970's

Post Code for SatNav: PE28 2HP

What3Words Location: proven.cove.hexes

Tenure: Leasehold

Percentage Share: 50% Shared Ownership

Monthly Maintenance Charge and Review Period: £18.39 - Reviewed Yearly

Monthly Rent and Review Period: £256.52 - Reviewed Yearly

Lease Length Remaining: 82 years of 100 years

Housing Association: Places for People

Seller's Onward Movements: No Forward Chain

Current Owner's Lived in Property: 2 Years

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

Secondary School Catchment: St Ivo

EPC Rating: D

Council Tax Band: A

Boiler Replaced: 2020 with a Hive system

Fixtures and Fittings: Appliances with Remain

Rear Garden Aspect: South

Rear Garden Boundary Fences: Right hand side & Rear

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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

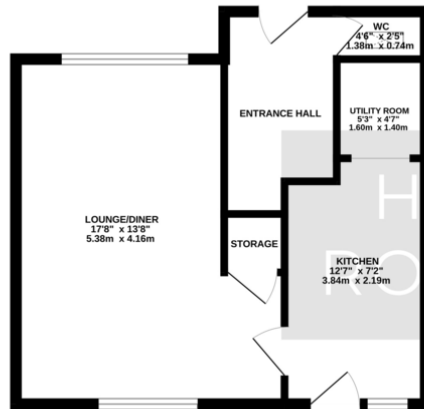
For independent whole of market mortgage advice please call the team to book your appointment.

View all our properties at harveyrobinson.co.uk

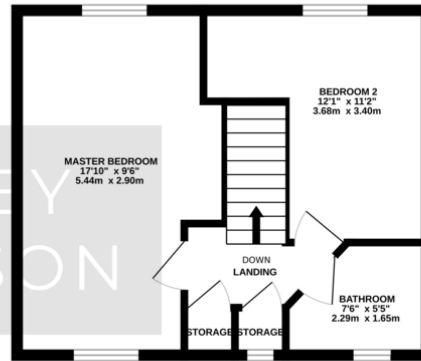




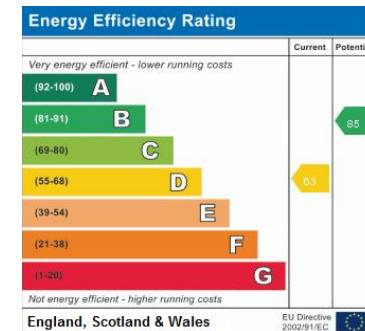
GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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

HARVEY ROBINSON

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