



HARVEY ROBINSON

£295,000

3 Four Acres

Fenstanton, PE28 9QF

- Mid Terraced Family Home
- Three Generous Bedrooms
- Three Piece Family Bathroom
- Open Plan Living Accommodation

- Driveway Parking
- South East Facing Rear Garden
- Private and Enclosed Garden
- Cul-De-Sac Location



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this well-presented, mid-terraced family home in the centre of popular Fenstanton. Offered for sale with no forward chain, this property has been well maintained throughout and would make an excellent family home. The accommodation in brief comprises an entrance porch with built-in storage leading to an open plan lounge dining room which is flooded with light from the patio doors to the rear. Completing the ground floor space is a well-presented refitted kitchen with ample storage and space for appliances. To the first floor, there are three generous bedrooms and a family bathroom that is fitted in a white three-piece suite. South-easterly in aspect, the rear garden is perfectly placed to enjoy the sunshine. The garden is primarily laid to lawn but also features a large patio which is perfect for dining outdoors and benefits from a brick-built BBQ. To the front of the property, there is a driveway suitable for two cars as well as a single garage with up and over door. This could be converted to additional living space (STPP) as a number of the surrounding properties have done so. Situated within easy reach of St Ives and Swavesey Village College, this property would make an excellent first time buy or family home and must be viewed to be appreciated. Viewings can be organised by contacting our St Ives office.



LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fenstanton is a quiet countryside parish in Huntingdonshire with a population of 3,000 to 4,000 people. St Ives sits 10 minutes away to the north, making it easy for local residents to commute to and from work, while providing the perfect escape away from the busier confines of nearby towns and cities.

The relatively small population of Fenstanton are served by a variety of amenities including a convenience store, café, hairdressers, butchers, chemist, post office and primary school, with The Duchess serving as the main pub in the village. The White Swan pub in Connington and The Three Tuns at Fen Drayton are also great alternatives and can be found just outside Fenstanton.

St Ives offers a little more nearby, with good quality Italian, Indian, Mediterranean and Chinese restaurants to choose from. It's also where you'll find the One Leisure Indoor Centre, that offers everything from swimming facilities to numerous keep-fit classes. There's a large Morrisons, Aldi and Waitrose in St Ives where you can do your weekly or monthly shopping and if you want to head into nearby Cambridge, Huntingdon Road/A1307 will take you there in only 25 minutes. There is also access to the guided bus which provides a regular direct service to central Cambridge and the Cambridge Science Park.

The opening of the new A1307 link road means that you can access Huntingdon train station in approximately 10 minutes and trains from Huntingdon arrive into Kings Cross or St Pancras within an hour.

Fen Drayton Lakes Nature Reserve is only a couple of miles away and attracts a delightful variety of wildlife throughout the year, including ducks, geese, otters and swans, and the wetlands run for 25 miles (40km) along the floodplains of the Great Ouse.





FAQ'S

Tenure: Freehold

Post Code for Sat Nav: PE28 9QF

What3Words Location: prosper.flippers.replays

Property Constructed: 1970's

Council Tax Band: C

Current Owners Purchased Property: 2002

Seller's Onward Movements: No Forward Chain

Rear Garden Aspect: South East

EPC Rating: C

School Catchment Areas: Fenstanton Primary and Swavesey Village College

Boiler Replaced: 2020

Approximate Rental Return: 1200pcm



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.

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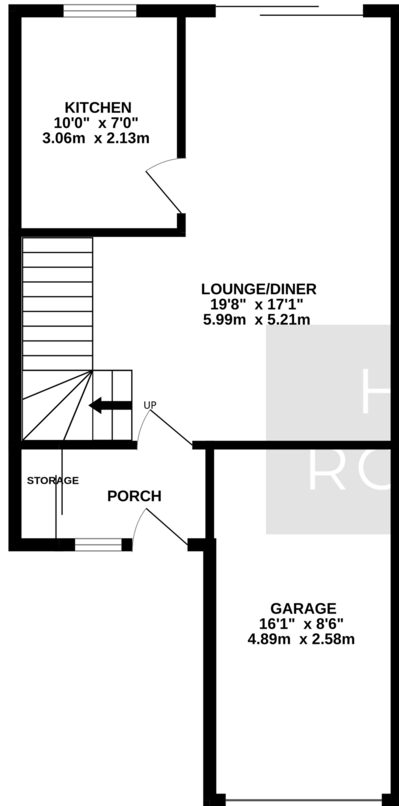
British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating

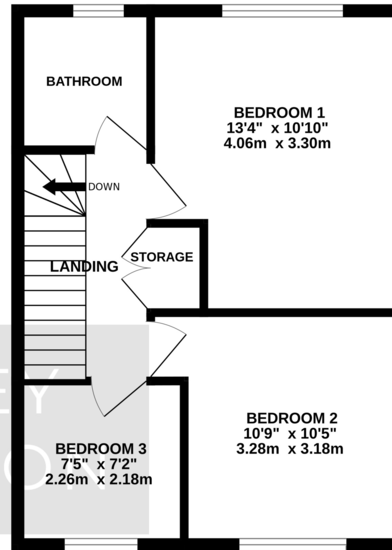




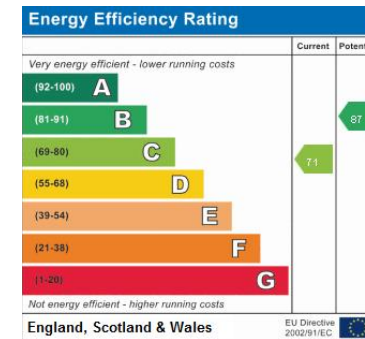
GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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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