



HARVEY ROBINSON

£315,000

Royston Avenue

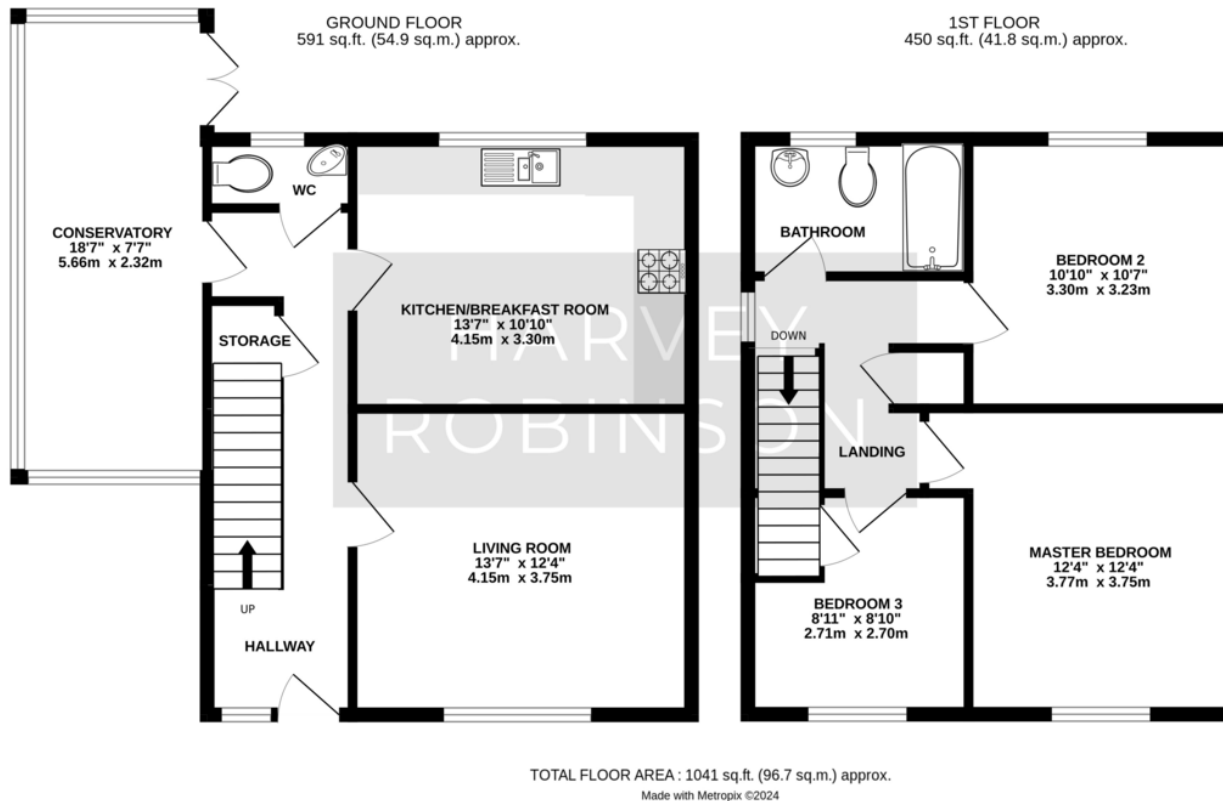
Spaldwick, PE28 0TH

PROPERTY SUMMARY

Harvey Robinson Estate Agents in Huntingdon are delighted to present this well-presented three-bedroom semi-detached home in the highly sought-after village of Spaldwick. The property features a welcoming entrance hall, a convenient cloakroom, a lounge with stunning views of the village church, a spacious refitted kitchen/diner, and an 18ft conservatory. Upstairs, there are two double bedrooms, a large single bedroom, and a refitted bathroom. Outside, you will find a wraparound garden, a vegetable patch, off-road parking, and a garage. This property is a must-see to truly appreciate its charm and amenities. For further information or to arrange a viewing, please contact our Huntingdon office.







FAQs

Tenure: Freehold
 Council Tax Band: B
 Rear Garden Aspect: South facing
 Boundary is Right side with back to property
 Primary School Catchment: Spaldwick
 Secondary School Catchment: Hinchingsbooke or Kimbolton (private school)
 Onwards - Relocating buying a new build (Owner for 7 years)
 Water Meter: Yes
 Garage and driveway to the rear
 Boiler: Serviced
 Loft: Part boarded, light & ladder
 Heating: Oil
 Estimated rental amount - £1250 - £1300pcm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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OFFICE ADDRESS

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