



HARVEY ROBINSON

Guide Price

£260,000-£270,000

Vermuyden Way

Fen Drayton, CB24 4TA

- End Terraced Home
- Immaculately Presented Throughout
- Open Plan Lounge Diner
- Gas Central Heating

- Refitted Bathroom
- Two Generous Bedrooms
- Private Rear Garden
- Off Road Parking and Garage

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale, this immaculately presented two bedroom end of terraced home in the popular village of Fen Drayton. Arranged over two floors and offered for sale with no forward chain, this property would make an excellent first time buy, downsize or investment and must be viewed to be appreciated. In brief, the accommodation comprises a light and airy kitchen to the front and an open plan lounge diner to the rear of the property. The lounge diner has been redecorated and refloored, as has the rest of the property, and provides direct access to the rear garden. There is also a large storage cupboard completing the ground floor space which houses the gas fired central heating boiler which has been replaced in 2017. To the first floor, there are two generous bedrooms and a refitted family bathroom which has been completed to an excellent standard. The UPVC windows and doors were replaced throughout the property in 2019 also. Outside, there is a private driveway leading to a single garage with up and over door. The rear garden is enclosed and enjoys a good degree of privacy with replacement fencing and mature borders. There is also ample on road visitor parking available as the property is found as the end of a quiet cul-de-sac. Offered in 'move in ready' condition, this property is rarely available. Viewings can be organised by contacting our St Ives office.



LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fen Drayton is a quiet countryside parish in Huntingdonshire with a population of under 1000 people. St Ives sits 10 minutes away to the north and Huntingdon 12 minutes to the west, 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.

Within the village, there is an active pub, The Three Tuns serving food, as well as a tearoom 'Carriages' which is very popular with local residents. Fen Drayton Primary School is found within the village itself and for secondary age children, Fen Drayton benefits greatly from being within the catchment area for the well regarded Swavesey Village College. A privately run day nursery is found in the centre of the village. In nearby Fenstanton there is a local post office and another primary school, with The Duchess serving as the main pub in the village. The Swan pub and restaurant in Connington is another great alternative and can be found just outside Fen Drayton.

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 are numerous options for your weekly or monthly food shop, with Morrisons, Waitrose and Tesco within easy reach. and if you want to head into nearby Cambridge, Huntingdon Road/A14 will take you there in only 25 minutes or make use of the guided bus which stops in the village nature reserve.

Fen Drayton Lakes Nature Reserve 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. Numerous recreation activities such cycling, walking, and birdwatching are available.

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





FAQ'S

Tenure: Freehold

Post Code for SatNav: CB24 4TA

What3Words Location: freezers.sport.steers

Property Constructed: 1988

Council Tax Band: B

Current Owners Purchased Property: 2017

Seller's Onward Movements: No Forward Chain

EPC Rating: D

School Catchment Areas: Fen Drayton Primary and Swavesey Village College

Rear Garden Boundaries: Rear and Right

Water Meter: Yes

UPVC Windows and Doors Replaced: 2019



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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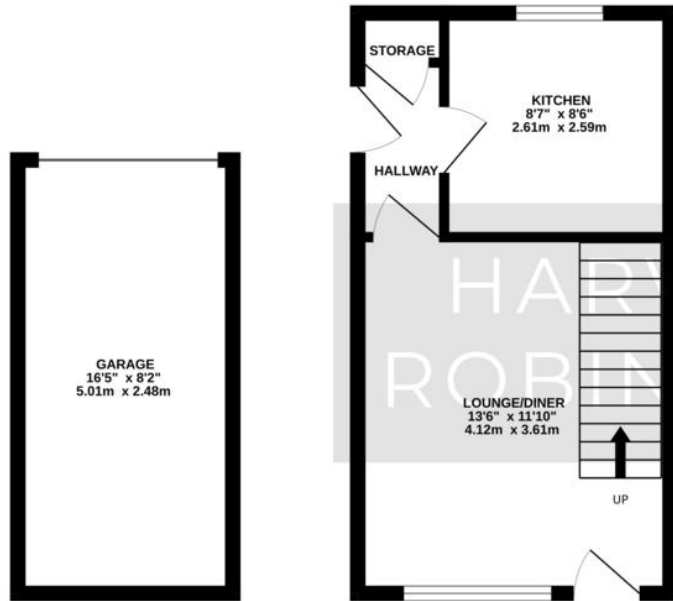
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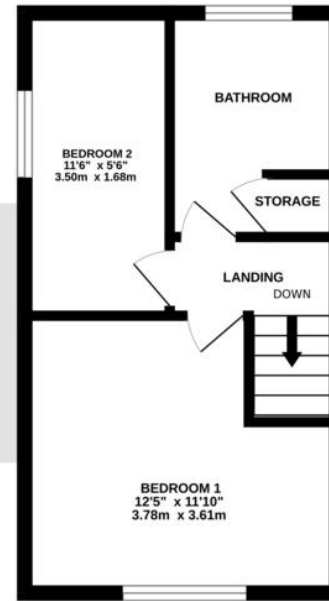




GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 sq.m.) approx.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 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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