



HARVEY ROBINSON

Offers In Excess Of
£330,000
Feoffees Road
Somersham, PE28 3JE

- Semi-Detached Family Home
- Three Bedrooms
- Downstairs Bathroom and Utility Area
- Large Rear Garden

- Open Plan Kitchen Dining Room
- Ample Off-Road Parking
- No Forward Chain
- Close To Local Amenities



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this three-bedroom semi-detached house in the heart of the well-loved village of Somersham. Located just a short walk from the nature reserve and local amenities, this property provides the perfect balance of both village and rural living. This property has been extended on the ground floor to provide a utility space and a shower room. Alongside the extension, the ground floor accommodation in brief comprises an entrance hall, lounge and an open-plan kitchen/diner with patio doors to the rear garden. Upstairs, the home provides three bedrooms, all benefitting from built-in storage, and a three-piece family bathroom. Situated on a generous plot, with a large driveway, this property provides ample off-road parking. The rear garden is sizeable and has been mainly laid to patio with gravel to create a low-maintenance effect. Available chain free, this property would provide the perfect home for both first-time buyers and young families. Interest in this lovely home is expected to be high, so to avoid missing out contact the St Ives office to get a viewing arranged.



LOCATION AND AMENITIES

Somersham can be found just 10 miles from Huntingdon and 4 miles from St Ives making it well placed for families and young professionals.

Somersham offers a wealth of amenities alongside schooling making it an ideal community. The Ofsted rated 'Outstanding' Primary School can be found within the village alongside Whitehall School which is an independent nursery and primary school. The local amenities within the village include a coffee shop, a local Tesco Express, Costcutter & Post Office, a hairdresser, pubs, and several takeaways. For those that enjoy the outdoors Somersham has its own nature reserve offering 12 hectares of land and fantastic walks.

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. One of the area's biggest draws is its proximity to Cambridge via the A1309 or the St. Ives Park & Ride both of which can be accessed from Somersham in less than 15 minutes. The nearest station is at Huntingdon, which is just a twenty-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3JE

What3Words Location: ///agreeable.stylist.obviously

Current Owners Purchased Property: Since 1946

Seller's Onward Movements: No forward chain

EPC Rating: D

Council Tax Band: C

Council Tax Cost: £2107 p/a

Primary School Catchment: Somersham Primary

Secondary School Catchment: Cromwell Community College, Abbey College Ramsey

Rear Garden Aspect: West



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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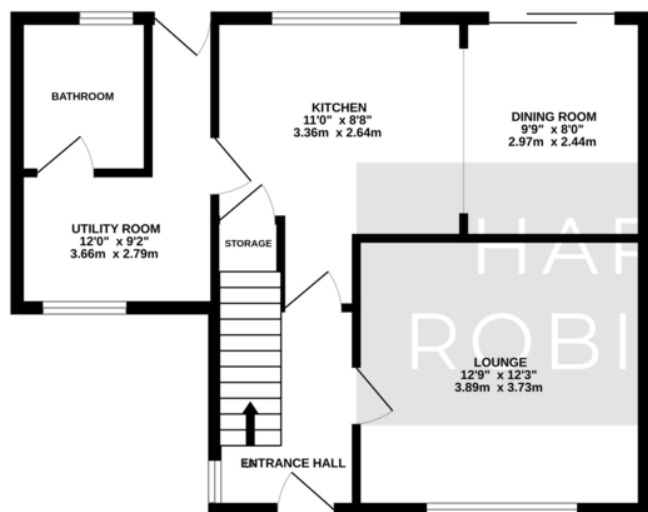
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

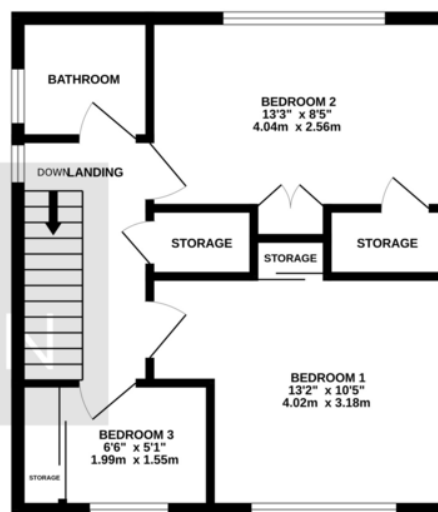




GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 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

HARVEY ROBINSON

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