



HARVEY ROBINSON

£225,000
Breach Road
Grafham, PE28 0BA

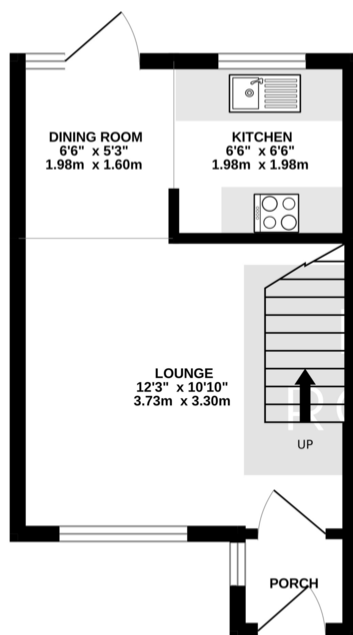
PROPERTY SUMMARY

Harvey Robinson estate agents in St Neots are delighted to be marketing this beautiful two-bedroom cottage in the highly sought-after village of Grafham. The property forms part of a converted granary and is full of charm with vaulted ceilings in the bedrooms, exposed brickwork and beams. The property would make an ideal first purchase or even an investment/holiday let due to its proximity to Grafham Water and the stunning Cambridgeshire countryside. The accommodation comprises of an entrance porch, an L-shaped lounge/diner with a wood burner, a separate kitchen, two bedrooms, and a bathroom, there is an attractive front garden that is enclosed with a picket fence and an enclosed rear garden. On street and off-road parking options are available. Please contact our St Neots branch to arrange a viewing.

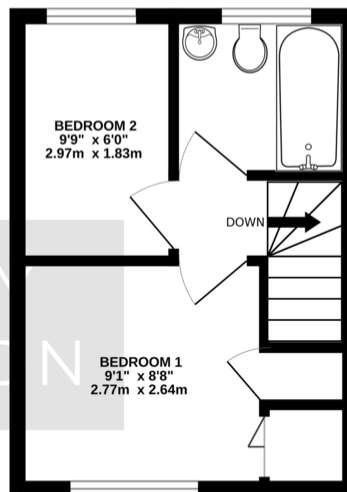




GROUND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



1ST FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA: 440 sq.ft. (40.9 sq.m.) approx.
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Energy rating and score

This property's energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		

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

OFFICE ADDRESS

22 Market Square, St Neots,
Cambridgeshire, PE19 2AF

CONTACT

01480 454040
stneots@harveyrobinson.co.uk
www.harveyrobinson.co.uk