



HARVEY ROBINSON

£400,000  
Wood End  
Bluntisham, PE28 3LE



- Sought After Location
- Extended Three Bedroom Detached Home
- Ground Floor Shower Room
- Generous Plot

- Uninterrupted Views to the Rear
- Single Garage
- Requires Modernisation
- No Forward Chain

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## PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present to the market this rarely available three-bedroom detached property in the sought-after village of Bluntisham. The property comprises in brief; a spacious entrance hallway leading into a large and bright living room with dual aspect windows, across the hallway you can find the kitchen/diner with the addition of a conservatory and a further handy storage room which is currently being used as a pantry. In addition to this, the ground floor accommodation has been extended to provide an annexe complete with hallway, wet room and an additional reception room which is currently being used as a formal dining area. Upstairs, the property offers three good sized bedrooms accessed via the bright and spacious landing and a shower room. Externally, the home offers immaculate gardens with uninterrupted views to the rear and a single garage. Viewing is highly recommended to truly appreciate this property.





### LOCATION AND AMENITIES

Bluntisham is a popular village, located approximately 5 miles outside of St Ives and roughly 10 miles from Huntingdon's mainline train station which gets you in to London Kings Cross within the hour. In the other direction, Cambridge can easily be accessed via A14 or the guided busway from nearby St Ives.

Bluntisham is served by the popular St. Helen's primary school which is located a short walk from the property whilst the catchment area for the secondary school is St Ivo Secondary School. The village also boasts other amenities with a convenience store, petrol station, local pub, hairdresser and for those that love the outdoors the RSPB Ouse Fen Nature Reserve is just a couple of miles from the property. Excellent walks can be accessed throughout the village and can often be found frequented by dog walkers and ramblers. The nearest town is St Ives which offers an array of shops, cafes, leisure centres and still hosts a market twice a week.









## FAQS

Tenure: Freehold

Post Code for SatNav: PE28 3LE

What3Words Location: ///speaker.washable.udder

Property Owned Since: 1976

Council Tax Band: D

EPC: D

Seller's Onward Movements: No Forward Chain



## 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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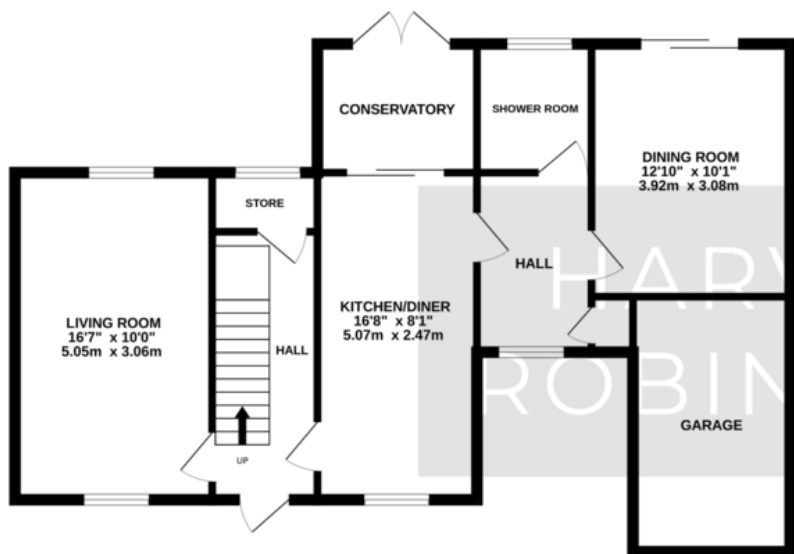
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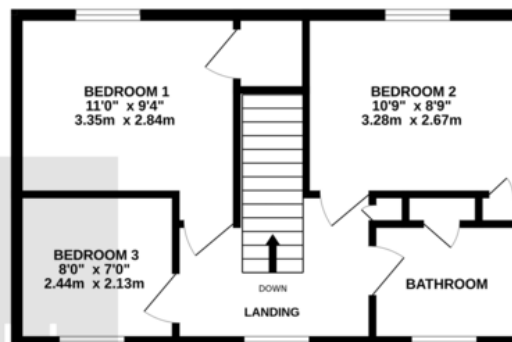




GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.8 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 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

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