



HARVEY ROBINSON

Offers In Excess Of  
£300,000

196 Manor Gardens  
Cambridge Street, PE19 1PU



- Semi Detached Home
- Three Bedrooms
- Garage & Off Road Parking
- Two Reception Rooms

- Close To Station & Amenities
- Downstairs Cloakroom
- Potential to Improve
- Viewing Highly Recommended



## PROPERTY SUMMARY

Harvey Robinson estate agents in St Neots are delighted to offer for sale this three bedroom semi-detached home conveniently located a short distance from both local amenities and the train station which offers direct access into London.

The property offers great potential for improvement, and in full, comprises of an entrance hall, lounge, kitchen, dining room, downstairs cloakroom and internal access to an oversize garage to the ground floor. Upstairs you will find three double bedrooms and the family bathroom. Outside, the property benefits from off road parking and an enclosed south facing rear garden.





## LOCATION

The desirable market town of St Neots proves ever popular for its scenic riverside walks, whilst boasting a high street with a variety of shops, bars, pubs and restaurants. The town hosts a Waitrose, Lidl, Marks and Spencer, Aldi, B&M and a Tesco. There is also a Cineworld multiplex, along with Eat n Bowl where children and adults can knock down some pin's day and night and enjoy a family meal.

Alongside the many amenities within the town, St Neots also benefits from Priory Park, which holds Green Flag Award status and offers eighty acres of extensive woodland and parkland to venture into. If you are a golfer, St Neots Golf Club is close to the town centre, and comes with a great reputation.

Transport links are a popular attraction for the town, with the A1 and A428 being within direct access. St Neots train station, which can be found within a 10-minute walk of the property, offers a high speed trainline providing direct access to London in under an hour.

St Neots provides the perfect opportunity for anyone looking for a blend of a peaceful and scenic lifestyle, whilst also having amenities and commuter links on your doorstep.









## FAQS

Tenure: Freehold

EPC: TBC

Property Built: 1948

Onward Movements: No Chain

Rear Garden: South Facing

Primary School: St Mary's Church of England Primary School St Neots

Secondary School: Ernulf Academy

Council Tax: Band C

Loft: Partly Boarded

Water Meter: Yes

what3words: ///basin.inspected.peach

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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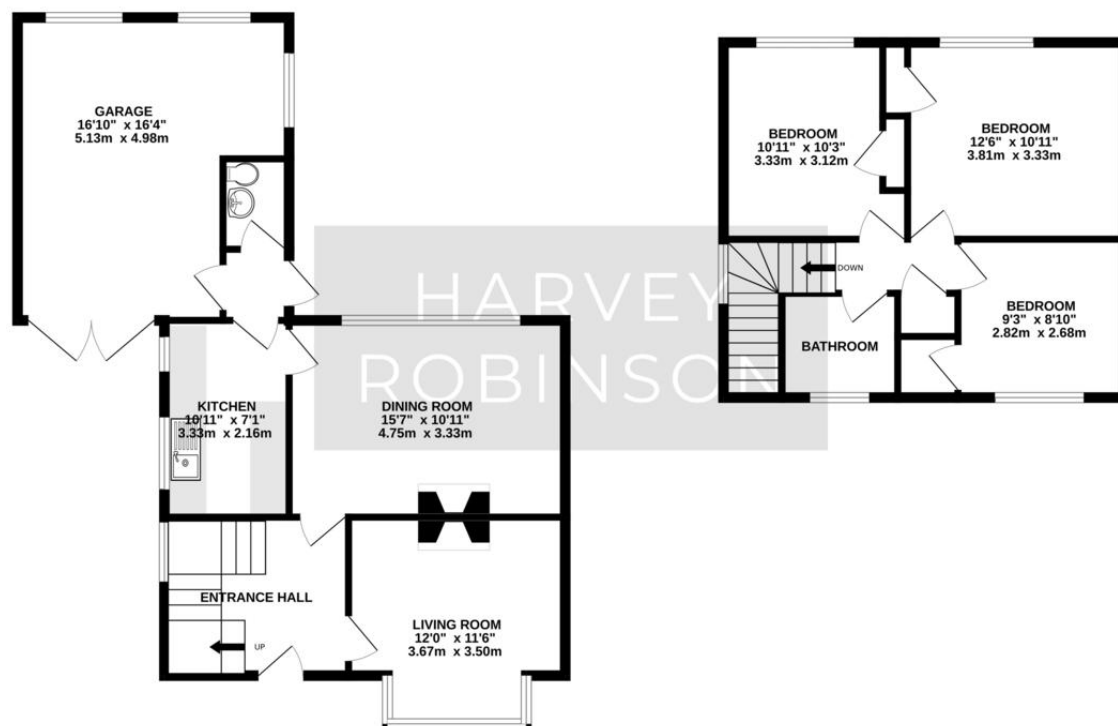






GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.

1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



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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