



HARVEY ROBINSON

Offers In Excess Of
£190,000
Bedford Avenue
Wyton, PE28 2HJ

- Mid Terraced Property
- Two Bedrooms
- Ideal Investment Purchase
- Needs Renovation

- Generous Plot
- Downstairs Cloakroom
- Village Location
- Off Road Parking to Front

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PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this mid-terrace home in need of renovation. Offering a fantastic opportunity to modernise and refurbish throughout, this property would be perfect for first time buyers looking to put their stamp on a spacious home in a sought-after community, or an investor looking to expand a portfolio with a prime rental property. The ground floor accommodation in brief comprises an entrance hall, a downstairs cloakroom, a front-to-back lounge, and a rear-facing kitchen with additional utility room area. Upstairs, the main bedroom spans the full length of the property and features integrated wardrobe storage, whilst the second bedroom comfortably fits a double bedroom and again features integrated wardrobe space. There is also a three-piece family bathroom upstairs, and the landing also offers further storage. Externally the property offers a south facing garden to the rear, whilst to the front there is off-road parking for a vehicle. Viewings of this ideal renovation property are essential to appreciate the space on offer and can be arranged via the St Ives office.



LOCATION AND AMENITIES

Wyton on the Hill can be found just three miles from Huntingdon town centre in one direction and two miles from St Ives in the other. With a small population of just 1400 residents, Wyton offers a village-like feel with its own nursery and primary school within walking distance of the property. There is a bus stop for the guided bus on the estate providing direct access to central Cambridge. The nearest train station can be found in Huntingdon which provides direct access to central London in just over an hour. Nearby St Ives has a huge amount to offer homebuyers, including a scenic riverside location, plenty of large family properties, and great local amenities, to name just a few. 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. Within a mile you will also find a Morrisons & Aldi supermarket along with various other restaurants.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 2HJ

What3Words Location: these.variances.name

Property Build: 1960's

Seller's Onward Movements: No Onward Chain

EPC Rating: D

Council Tax Band: A

Rear Garden Aspect: South West

School Catchment Areas: Wyton Primary and St Peters Secondary



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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For independent whole of market mortgage advice please call the team to book your appointment.

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British Property Awards 2023 & 2024 – Gold Winner

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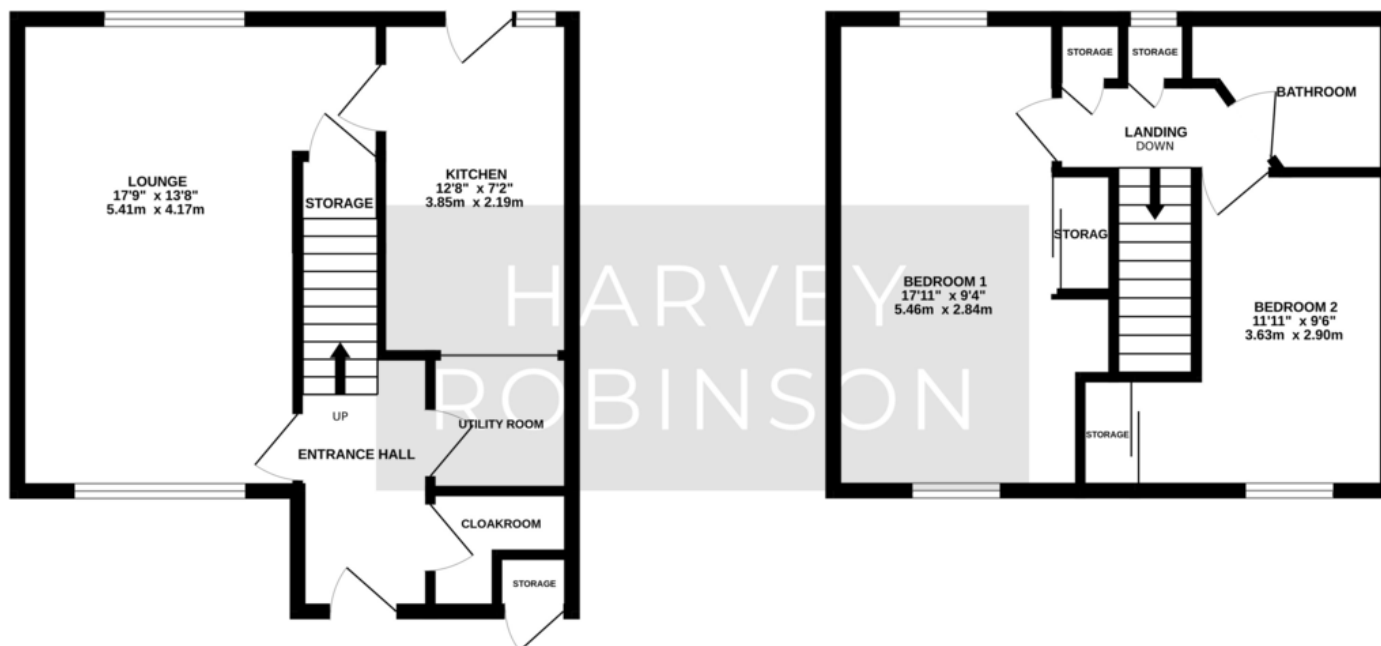
4.9 Star Google Review Rating





GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 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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