



HARVEY ROBINSON

Offers In Excess Of
£350,000

Trinity Way
Papworth Everard, CB23 3AR

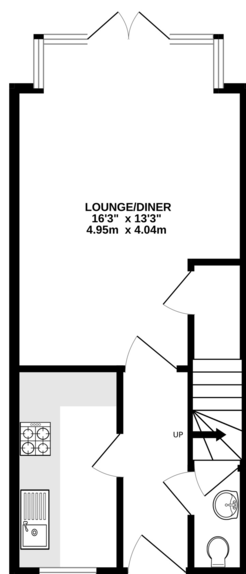
PROPERTY SUMMARY

Harvey Robinson Estate Agents are pleased to present this beautifully maintained three-bedroom, three-storey, semi-detached townhouse in Papworth Everard, offering stunning views over fields from its enviable position within the development. The property boasts a spacious entrance hall, cloakroom, modern kitchen, and a lounge/diner with French doors that open to the rear garden, perfect for outdoor entertaining. Upstairs, you'll find two double bedrooms and a versatile Jack & Jill bathroom. The highlight is the expansive second-floor suite, which spans the entire floor and can be configured as an office, bedroom, dressing area, and en-suite. Meticulously cared for by the current owners, the property is ready for its next occupants to move straight in. Outside there is an enclosed garden, a single garage and an allocated parking space. To arrange a viewing, contact our St Neots branch today.

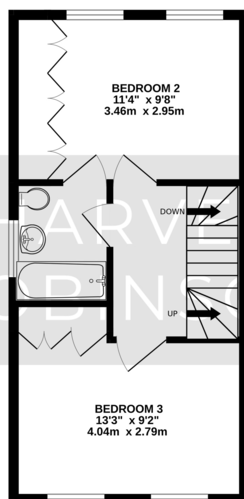




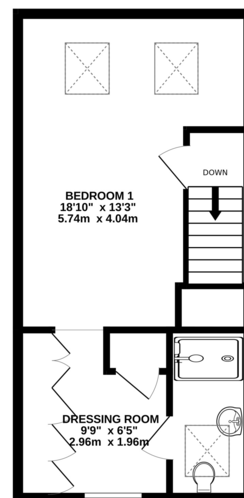
GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



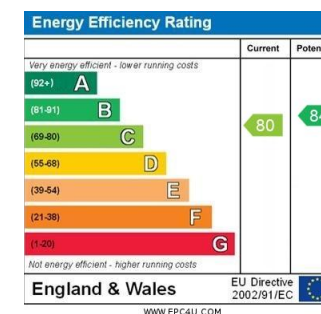
2ND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 sq.m.) approx.
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FAQs

Postcode for SatNav: CB23 3AR
What3Words Location: House - //fussed.evidently.otherwise Garage -
//redeeming.fastening.corkscrew
Council tax: D
Property built: 2014
Estate maintenance charge: £195.37 this covers maintenance of the estate such as grass & hedge cutting of communal areas, general repairs, grounds maintenance, playground inspections, pond and attenuation tank
How long have the owners lived here: 4 and a half years
Vendors onward movements: Upsizing locally
Rear boundary fence responsibility: Left and rear
Garden aspect: S/E
Primary catchment: Pendragon
Secondary catchment: Swavesey
Water meter: Yes
Boiler: Installed 2014, last serviced Nov 2024
Loft: Boarded
Additional garage information: The garage is leasehold and a peppercorn ground rent can be payable if demanded, although it is not demanded in practice. The vendor advises that they are also required to pay "insurance rent" which is 5% of the insurance paid by the freeholder for the building - although they have never paid nor been asked to pay this during their time living on the premises.



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