



HARVEY ROBINSON

Offers In Excess Of
£225,000

The Paddock
Somersham, PE28 3JU

- Attention First Time Buyers
- Mid-Terraced House
- Two Double Bedrooms
- Refitted Family Bathroom

- Open Plan Lounge Diner
- Refitted Kitchen with Integrated Appliances
- Private Rear Garden
- Garden Office / Studio



INTRODUCTION

Harvey Robinson Estate Agents in St Ives are delighted to present to the market this charming terraced home located in the popular village of Somersham. Situated on The Paddock, this home is within walking distance of local amenities and well-regarded schools, as well as country-side walks. Internally, the home offers well-proportioned accommodation throughout. There is a spacious entrance hall, leading into the front-facing kitchen. This has been recently renovated to provide a modern shaker-style finish with light grey cabinets and marble affect worksurfaces. There is an open-plan lounge diner which is generous in size and is the perfect space for entertaining or relaxing in the evenings. The first floor offers two generous double bedrooms and a modern family bathroom fitted with a white three piece suite. Externally, the property boasts a private rear garden and is complete with a versatile home office/studio, ideal for those working remotely or requiring additional creative space. There is also a single garage en-bloc which is perfect for storage. This home is perfectly suited to first-time buyers, professionals, or downsizers hoping to stay in the village. Interest in this property is expected to be high – to avoid disappointment, please contact our St Ives office today to arrange a viewing.



LOCATION

Somersham is a well-served and popular village situated approximately 5 miles from St Ives and 8 miles from Huntingdon. The village offers a wide range of amenities including a Co-op convenience store with Post Office counter, two pubs, several independent shops and cafés, a doctors' surgery, pharmacy, village hall, library and community gym. In addition, there is a recreation ground with sports facilities and children's play area, making the village ideal for families and those with an active lifestyle.

Education is well catered for with Somersham Primary School in the heart of the village (rated Good by Ofsted), whilst highly regarded secondary education is available in nearby St Ivo Academy (St Ives) and Hinchingsbrooke School (Huntingdon).

The village is well connected, with regular bus services to both St Ives and Huntingdon where a more comprehensive selection of shops, supermarkets, leisure facilities and services can be found. From St Ives, the Guided Busway provides frequent and direct services into Cambridge city centre and the Cambridge Science and Business Parks. Huntingdon also benefits from a mainline railway station, offering fast services into London Kings Cross in less than an hour, and the A141, A14 and A1 are all within easy reach, providing excellent road links to Cambridge, Peterborough and beyond.

Surrounded by open countryside and close to a number of scenic walks and cycle routes, Somersham combines peaceful village living with convenient access to major towns, transport connections and everyday amenities.





FAQ

Tenure: Freehold
Post Code for SatNav: PE28 3JU
What3Words Location: ///reconnet.dreamers.bumps
Council Tax Band: B
Property Built: 1970's
Current Vendors Owned Property: For 8 years
EPC Rating: D
Construction Type: Standard Brick
Conservation Area: No
Heating Type: Gas Central Heating
Boiler Installed: 2017
Loft: Fitted Ladder and Partially Boarded
Seller's Onward Movements: Upsizing Locally
Primary School Catchment: Somersham Primary
Secondary School Catchment: Cromwell Community College, Abbey College Ramsey

Estimated Rental Income: £1000 - £1100pcm
Rear Garden Boundary: Left and Rear
Rear Garden Aspect: South East



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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

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

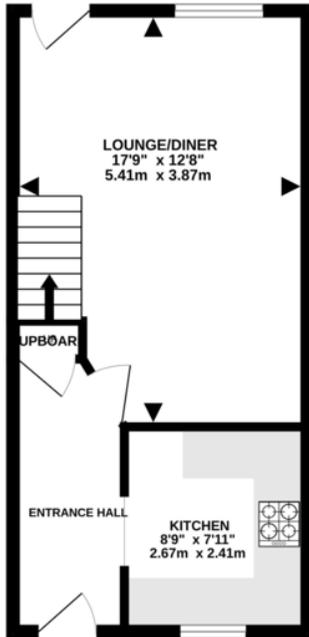
View all our properties at [harveyrobinson.co.uk](https://www.harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2023 and 2024
British Property Awards 2023 & 2024 – Gold Winner for St Ives
British Property Awards Silver Award for the whole East of England
5.0 Star Google Review Rating

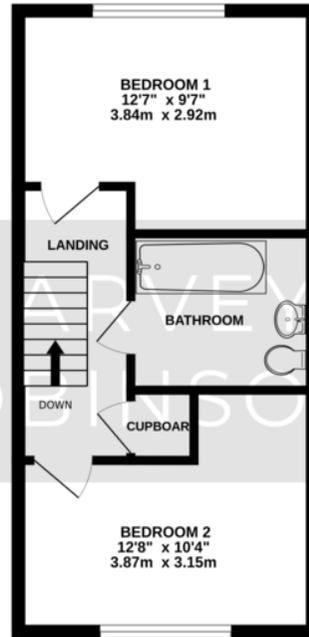




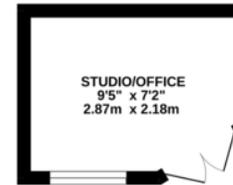
GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



OUTSIDE STUDIO
63 sq.ft. (5.9 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.5 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 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

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