



Church Street, Somersham
£160,000



- Two Generous Bedrooms
- Mid-Terraced Property
- Rear-Facing Kitchen Diner
- Ideal Investment Property
- In Need of Modernisation
- Private Courtyard Garden
- Sought After Village Location
- On-Road Parking
- Close To Local Amenities
- Viewing Highly Recommended

FAQ's

Tenure: Freehold

Postcode for SatNav: PE28 3EG

What3Words Location: unwind.pack.ushering

Council Tax Band: B

EPC Rating: E

Utilities: Mains Water, Mains Electricity, Mains Sewage

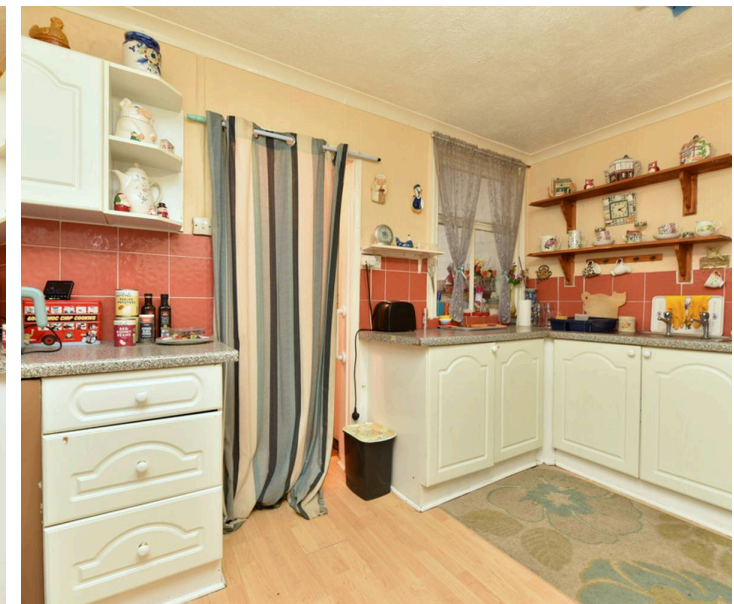
Property Constructed: Victorian Era

Seller's Onward Movements: No Forward Chain

Rear Garden Aspect: West

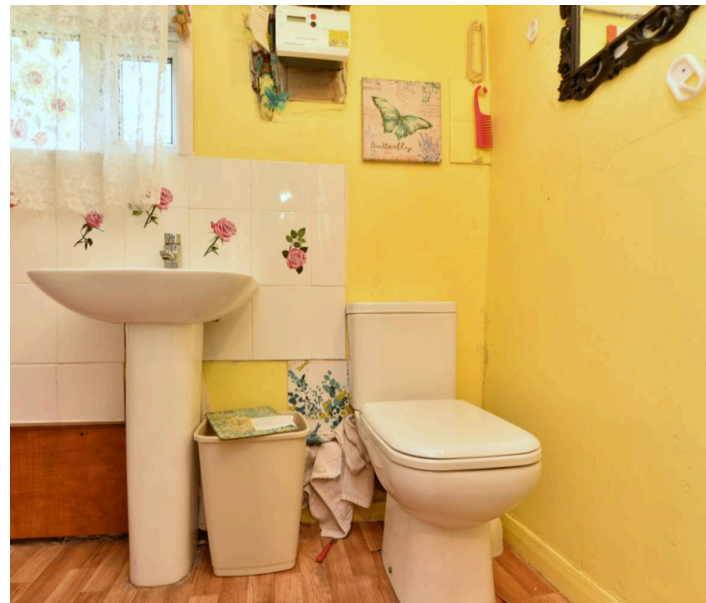
Primary School Catchment: Somersham Primary School

Secondary School Catchment Area: Abbey College Ramsey

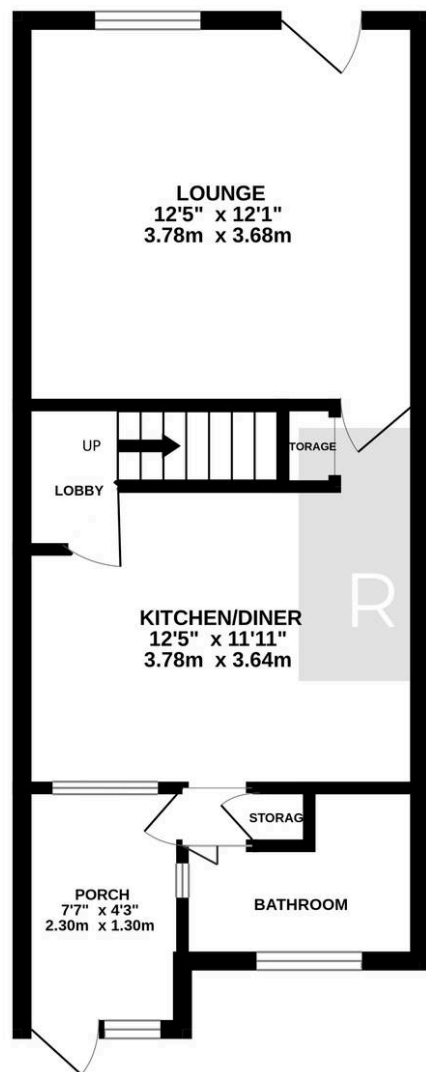


PROPERTY SUMMARY

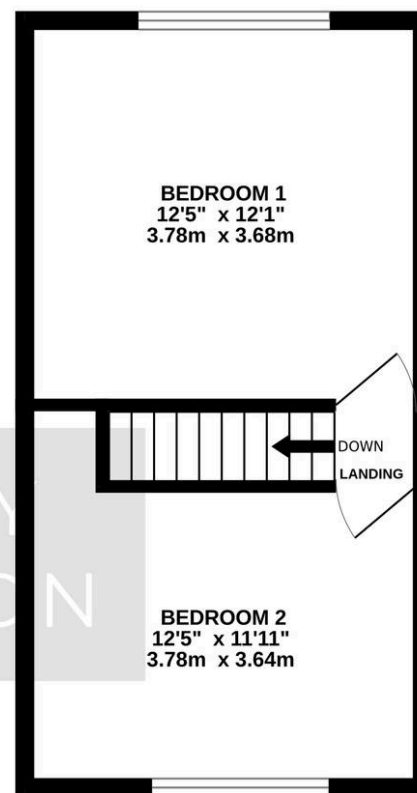
Harvey Robinson Estate Agents are delighted to present for sale with no forward chain this two-bedroom mid-terraced property, presenting an exciting opportunity for those seeking a home with potential in a highly sought-after village location. Offering spacious accommodation throughout, the property features two generous bedrooms, making it an ideal choice for first-time buyers, investors, or those looking to downsize. The rear-facing kitchen diner provides a welcoming space for family meals and entertaining, while the adjoining living area offers a comfortable environment for relaxation. The home is in need of modernisation, allowing the new owner to personalise and add value according to their taste and requirements. The layout is both practical and flexible, with well-proportioned rooms that benefit from plenty of natural light. On-road parking is available directly outside the property, providing convenience for residents and visitors alike. The property is situated close to a range of local amenities, including shops, schools, and public transport links, ensuring every-day essentials are within easy reach. The vibrant village community is well regarded, and the location enjoys excellent access to surrounding countryside as well as nearby towns and cities. This property would make a superb investment opportunity due to its desirable location and strong rental demand in the area. Viewing is highly recommended to fully appreciate the scope and potential this property has to offer. With its appealing setting, spacious interior, and the chance to modernise to your own specifications, this mid-terraced house represents a rare find in today's market. Early enquiry is advised to avoid disappointment.



GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



HARVEY
ROBINSON

TOTAL FLOOR AREA : 671 sq.ft. (62.3 sq.m.) approx.
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LOCATION SUMMARY

Somersham can be found just 10 miles from Huntingdon and 4 miles from St Ives making it well placed for families and young professionals. Somersham offers a wealth of amenities alongside schooling making it an ideal community. The Ofsted rated 'Outstanding' Primary School can be found within the village alongside Whitehall School which is an independent nursery and primary school. The local amenities within the village include a coffee shop, a local Tesco Express, Costcutter & Post Office, a hairdresser, pubs, and several takeaways. For those that enjoy the outdoors Somersham has its own nature reserve offering 12 hectares of land and fantastic walks. 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. One of the area's biggest draws is its proximity to Cambridge via the A1309 or the St. Ives Park & Ride both of which can be accessed from Somersham in less than 15 minutes. The nearest station is at Huntingdon, which is just a twenty-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour.





Harvey Robinson St Ives

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These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee may apply for electronic verification. We may receive a referral fee for recommended services.