



Hartford Marina Banks End
£169,000



- The Perfect Waterside Retreat In The Hartford Marina
- Two Bedroom Lodge
- Open Plan Kitchen and Lounge Diner
- Immaculately Presented Throughout
- South Facing Turfed Decking Area
- Panoramic Marina Views
- Perfect Holiday Home Opportunity
- Off Road Parking
- Sought After Village Location
- Boat Mooring Included

FAQ'S

Postcode for SatNav: PE28 2AA

What3Words Location: ///appointed.awake.splints

Rear Garden Aspect: South

Seller's Onward Movements: No Forward Chain

Council Tax Band: B

Council Tax Cost: £1525.13 p/a

Property Constructed: 2002

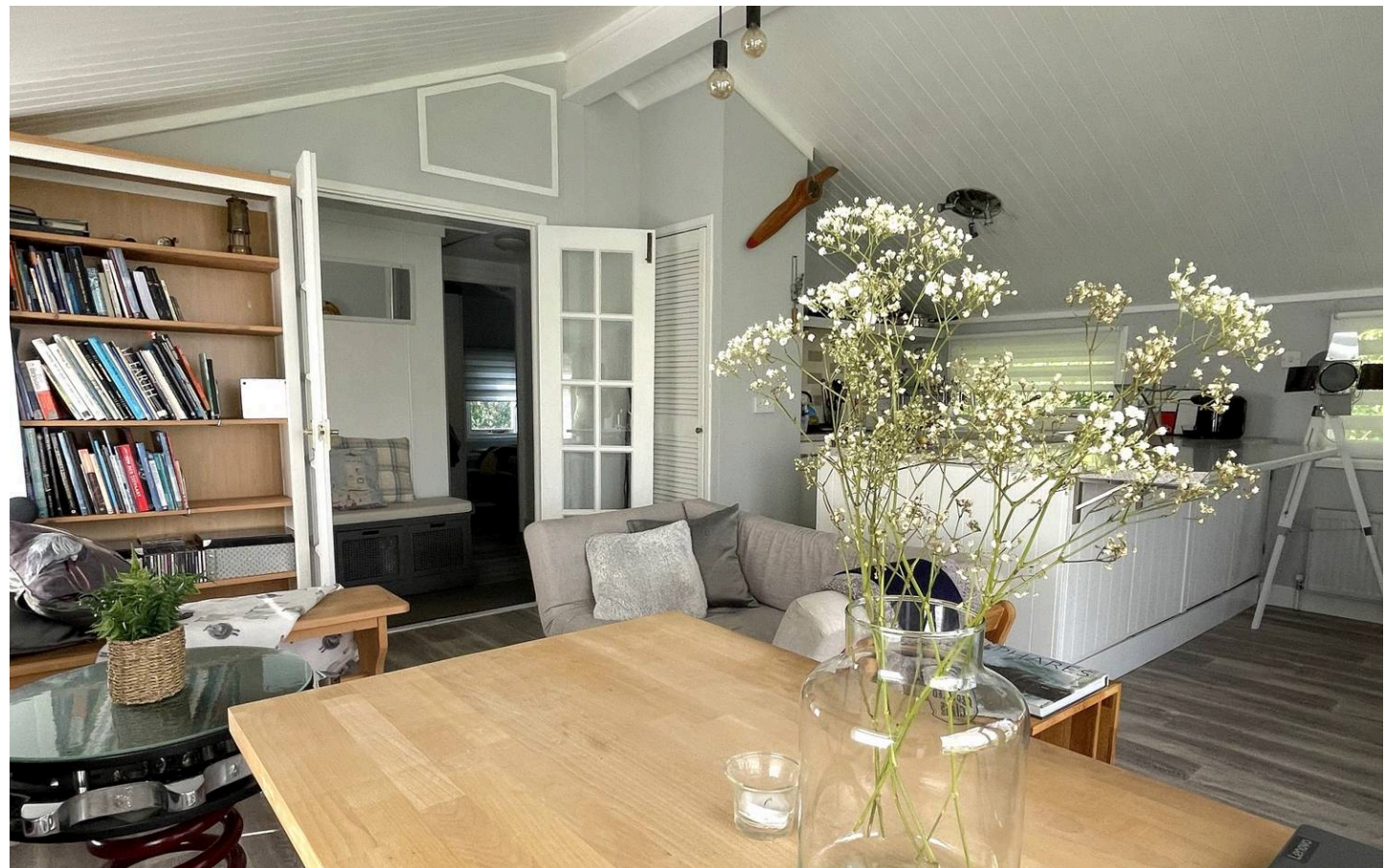
Boiler Installed: 2021

Owned Since: 2018

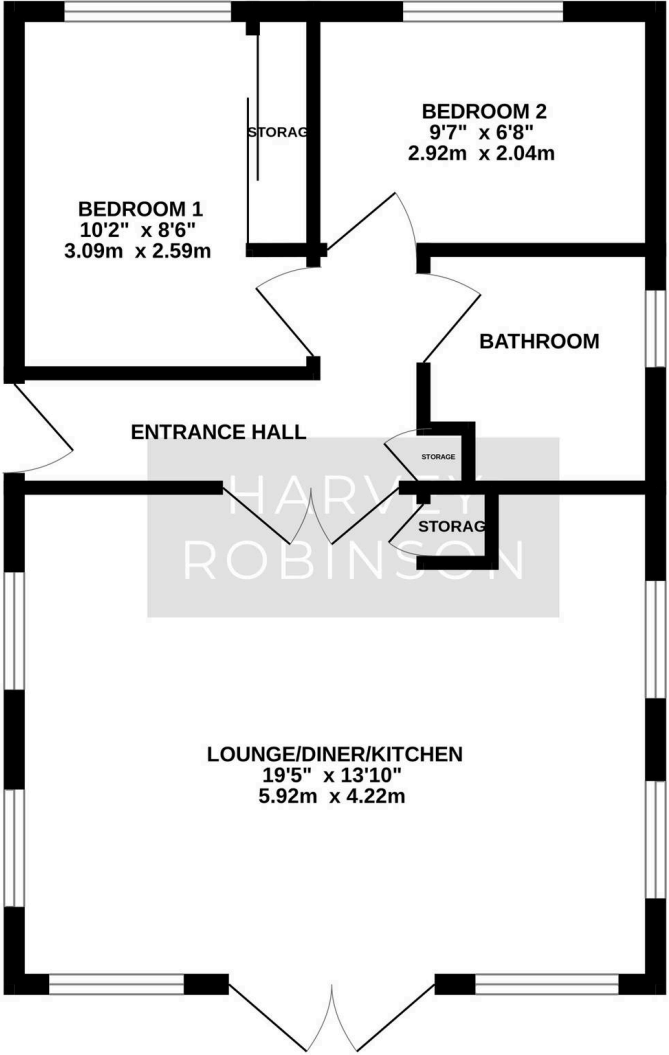


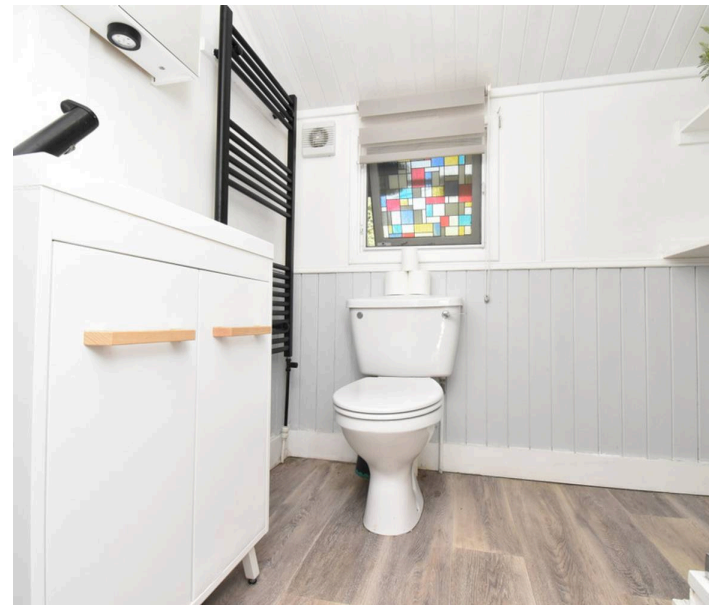
PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present for sale this modern water bungalow located in the ever popular Hartford Marina complex. This waterside lodge is located right at the edge of the marina and is the first of a number of neighbouring properties. This property offers a retreat, a place to escape from the hustle and bussle of daily life and creates a lifestyle that is incomparable making it a perfect holiday home or downsize. This stunning lodge in brief comprises two generous bedrooms, a family bathroom and an open-plan kitchen/ lounge dining area. To the rear of the property, the turfed decking area is enhanced by the beautiful panoramic views of the marina. This outdoor space is south-facing which makes it a perfect area to enjoy the warmer months with family and friends in this idyllic location. This property offers ample off road parking to the front and a separate 42" mooring on the water. This lodge would make a perfect home away from home that could be used for holidays all throughout the year. Interest is expected to be high, so to arrange a viewing on this rarely available property, contact the St Ives office.



GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.





LOCATION SUMMARY

Located within the picturesque Hartford Marina development the property enjoys beautiful views across the marina. Hartford Marina is on the Great River Ouse located approximately 20 miles away from Cambridge and a short distance to the two market towns of Huntingdon and St Ives. On-site facilities include a full chandlery, family restaurant/carvery, canoe-hire and a members social club. The property is perfectly located as a holiday home and can be found just over a mile from Huntingdon station which provides a mainline route to central London in just over an hour. In the other direction, the guided bus can be found in nearby St Ives offering regular services to Cambridge in just over half an hour. The marina is centrally located between both Huntingdon and St Ives which offer an array of shops, restaurants and leisure centres. For those who enjoy the outdoors, there are excellent walks that can be found nearby particularly along the Ouse Valley Way.



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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.