



Simmer Piece, Fenstanton

In Excess of £270,000



HARVEY
ROBINSON

- Semi Detached House
- Two Double Bedrooms
- Extended Kitchen Dining Room
- Immaculately Presented Throughout
- Single Garage
- Ample Off Road Parking
- Private Rear Garden
- Viewing Highly Recommended
- Recently Replaced Gas Boiler
- Sought After Location

FAQ's

Tenure: Freehold

Postcode for SatNav: PE28 9LT

What2Words Location: [promoting.consonant.signs](https://www.what2words.com/promoting.consonant.signs)

Boiler Replaced: 2021

Garage: Roof replaced in the last 4

Shutters Fitted: May 2023 - 10 year guarantee provided

Current Owners Lived in Property: 4 years

Seller's Onward Movements: Moving Closer to Family

Rear Garden Boundaries: Right

Rear Garden Aspect: North West

Council Tax Band: B

EPC Rating: C

Water Meter: Yes

Primary School Catchment: Fenstanton and Hilton Primary

Secondary School Catchment Area: Swavesey Village College

Loft: Boarded, Light and Ladder available

Services: Mains Gas, Electric, Water and Sewerage.



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this immaculately presented two bedroom house situated in a quiet cul-de-sac location in Fenstanton. Located within walking distance of amenities, the property in brief consists of an entrance hall leading to a spacious and well presented lounge, a downstairs shower room and an extended kitchen dining room to the ground floor. The kitchen benefits from a larder currently housing the fridge freezer as well as space for a washing machine and a dishwasher as well as a gas central heating boiler that was replaced in 2021. Upstairs, there are two double bedrooms, both with generous fitted storage. The property benefits from ample off road parking for numerous vehicles leading to a single garage to the front. The garage has been recently reroofed and benefits from power and lighting. To the rear, there is a seating area directly outside the back door which is covered. The rear garden is hard landscaped with low maintenance in mind and has a large section of patio which is perfect for outdoor dining. The rear garden enjoys a good degree of privacy and is gated and enclosed. The property has been redecorated throughout by the current owners and also benefits from new window shutters to the front of the property which have a 10 year guarantee. Viewing of this rarely available property is highly recommended and can be organised by contacting our St Ives office.

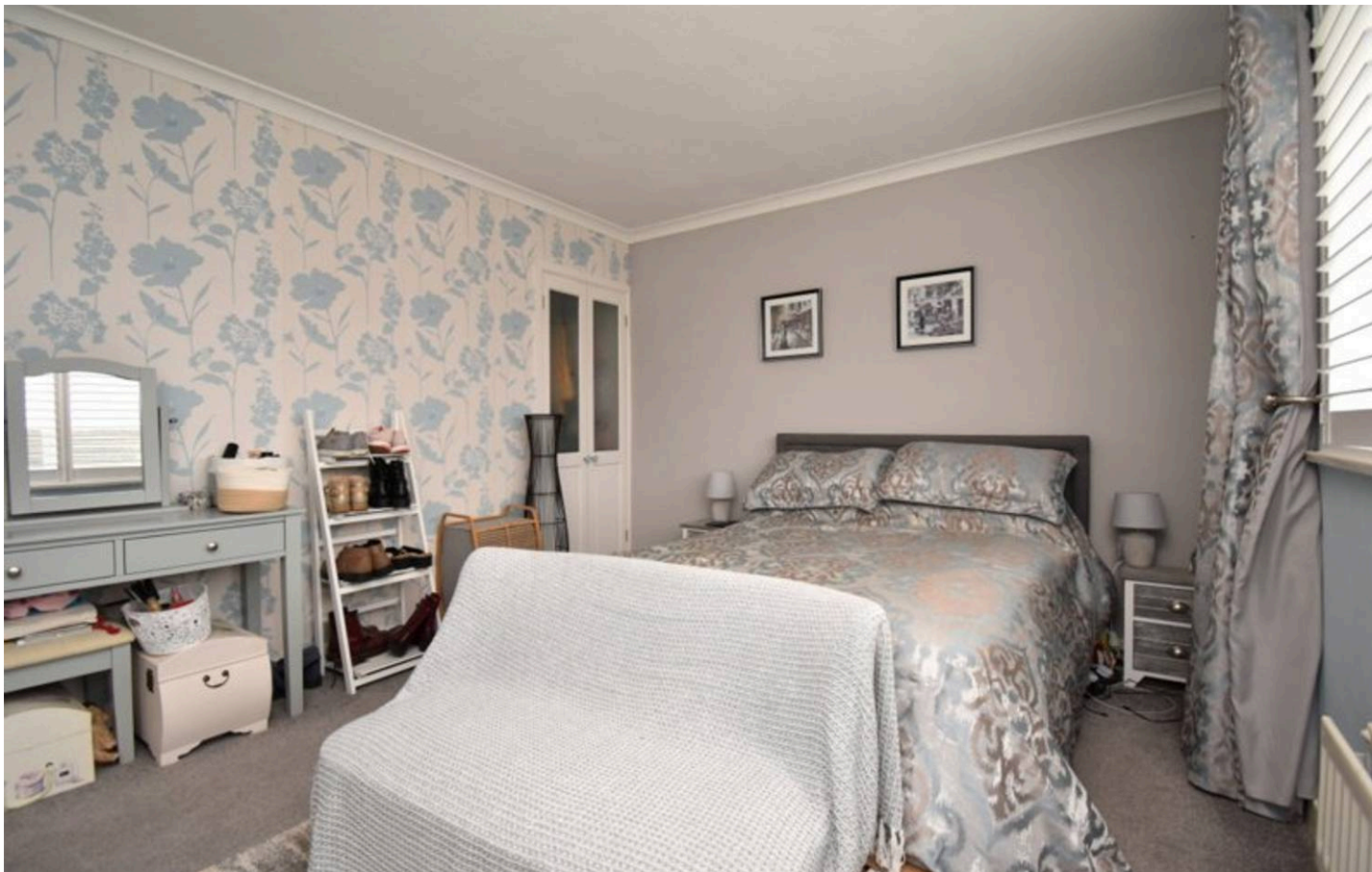


GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.
Made with Metropix ©2023



LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fenstanton is a quiet countryside parish in Huntingdonshire with a population of 3,000 to 4,000 people. St Ives sits 10 minutes away to the north, making it easy for local residents to commute to and from work, while providing the perfect escape away from the busier confines of nearby towns and cities. The relatively small population of Fenstanton are served by a convenience, post office and primary school, with The Crown and Pipes serving as the main pub in the village. The White Swan pub in Connington and The Three Tuns at Fen Drayton are also great alternatives and can be found just outside Fenstanton. St Ives offers a little more nearby, with good quality Italian, Indian, Mediterranean and Chinese restaurants to choose from. It's also where you'll find the One Leisure Indoor Centre, that offers everything from swimming facilities to numerous keep-fit classes. There's a large Morrisons, Aldi and Waitrose in St Ives where you can do your weekly or monthly shopping and if you want to head into nearby Cambridge, Huntingdon Road/A1307 will take you there in only 25 minutes. There is also access to the guided bus which provides a regular direct service to central Cambridge and the Cambridge Science Park. The opening of the new A1307 link road means that you can access Huntingdon train station in approximately 10 minutes and trains from Huntingdon arrive into Kings Cross or St Pancras within an hour. Fen Drayton Lakes Nature Reserve is only a couple of miles away and attracts a delightful variety of wildlife throughout the year, including ducks, geese, otters and swans, and the wetlands run for 25 miles (40km) along the floodplains of the Great Ouse.



GENERAL

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 of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

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

Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 – Gold Winner

British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

HARVEY
ROBINSON



Harvey Robinson St Ives

Harvey Robinson Estate Agents, 9 White Hart Court - PE27 5EA

01480 45 40 40

stives@harveyrobinson.co.uk

www.harveyrobinson.co.uk/



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.