



## Wheatley Crescent, Bluntisham

Offers in Region of £325,000



HARVEY  
ROBINSON

- Detached House
- Three Generous Bedrooms
- Private Rear Garden
- Field Views to the Rear
- No Forward Chain
- Open Plan Kitchen Dining Room
- Cul-De-Sac Position
- Single Garage and Driveway
- Sought After Village Location
- Viewing Essential

#### FAQ'S

Tenure: Freehold

Postcode for SatNav: PE28 3XN

What3Words Location: gearing.choirs.commenced

Property Constructed: 1970's

Council Tax Band: C

EPC Rating: C

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: 3 years old

Windows: Triple glazed

Utilities: Mains Sewage, mains water, mains electric

Broadband: FTTP (fibre to the premises)

Loft: Boarded

Sellers Onward Movements: No Forward Chain

Rear Garden Aspect: West

Rear Garden Boundaries: Left, rear and right

Primary School Catchment: St Helens Primary School

Secondary School Catchment: Abbey College Ramsey and St

Ivo Academy

Water Meter: No

Solar Panels: Fully owned, feed in to the grid



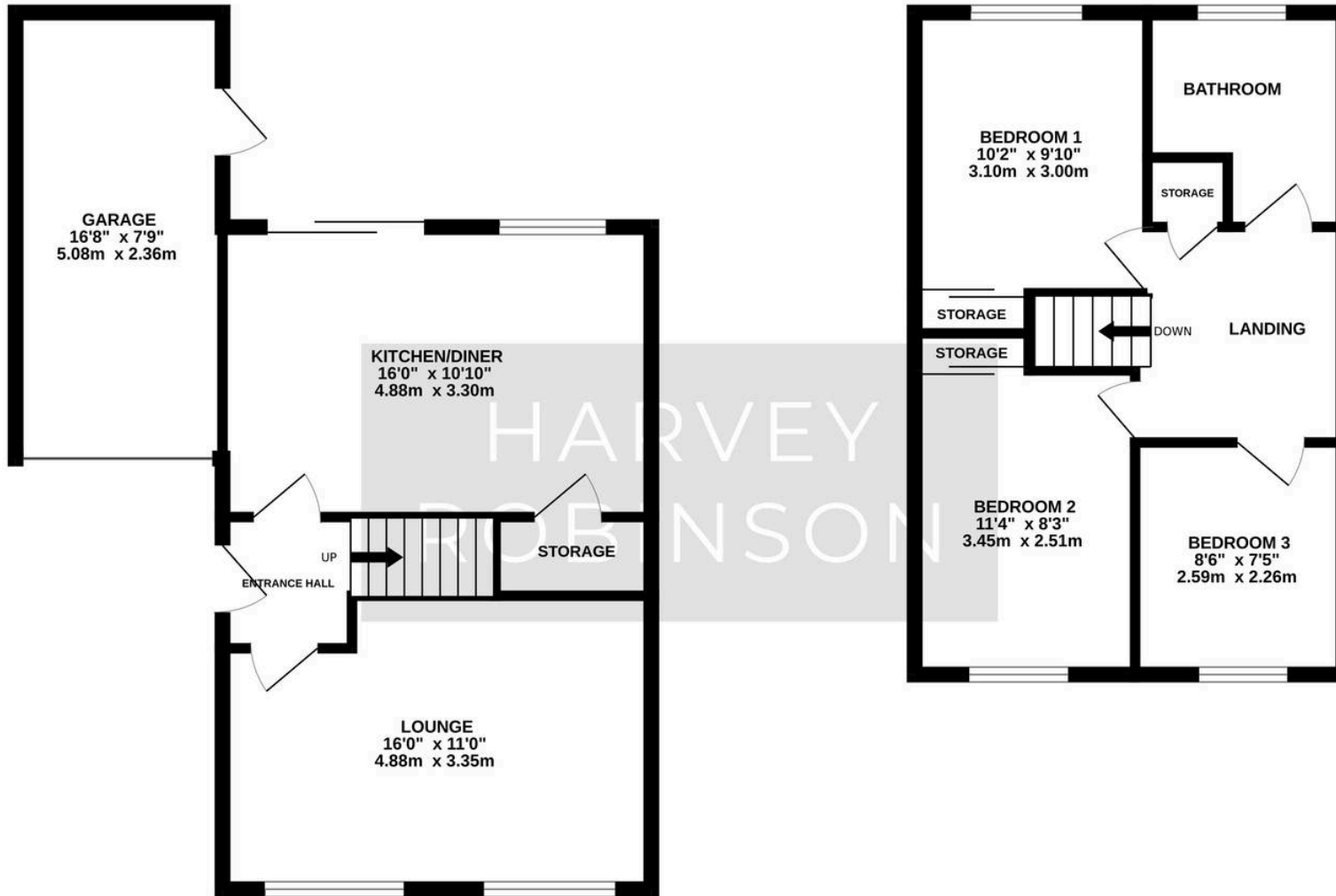
## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this spacious three bedroom detached house, located in a highly sought after village location. This property presents an excellent opportunity for buyers seeking a home to make their own, with ample opportunity to modernise and improve to cater to individual tastes. Situated in a peaceful cul-de-sac, the property enjoys a quiet setting with field views to the rear, offering a sense of privacy and tranquillity. The accommodation comprises a welcoming entrance hall leading to a generous lounge, where natural light fills the space with double windows. The open plan kitchen dining room is ideal for both every-day meals and entertaining, with ample room for a dining table and direct access to the rear aspect. There is a spacious larder cupboard in the kitchen, which is ideal for storage. Upstairs, three well-proportioned bedrooms provide comfortable sleeping arrangements for families or guests, while the family bathroom serves the first floor. The property is in need of modernisation throughout, giving buyers the exciting potential to update and personalise the home to their own requirements. Additional features include a single garage and a driveway offering off-road parking, as well as the benefit of no forward chain. The rear garden is mainly laid to lawn, and offers a peaceful setting to enjoy the warmer months with friends and family. Viewing is essential to fully appreciate the space and possibilities on offer. Interest in this property is expected to be high, so to avoid disappointment, contact the St Ives office today to arrange your viewing.



GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.

1ST FLOOR  
397 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

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## LOCATION AND AMENITIES

Bluntisham is a popular village, located approximately 5 miles outside of St Ives and roughly 10 miles from Huntingdon's mainline train station which gets you in to London Kings Cross within the hour. In the other direction, Cambridge can easily be accessed via A14 or the guided busway from nearby St Ives.

Bluntisham is served by the popular St. Helen's primary school which is located a short walk from the property whilst the catchment area for the secondary school is St Ivo Secondary School. The village also boasts other amenities with a convenience store, petrol station, local pub, hairdresser and for those that love the outdoors the RSPB Ouse Fen Nature Reserve is just a couple of miles from the property. Excellent walks can be accessed throughout the village and can often be found frequented by dog walkers and ramblers. The nearest town is St Ives which offers an array of shops, cafes, leisure centres and still hosts a market twice a week.





## 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.

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4.9 Star Google Review Rating



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