



Mortimer Row, Somersham

Guide Price £130,000 to £140,000



HARVEY
ROBINSON

Mortimer Row

Somersham, Huntingdon

- Guide Price £130,000 to £140,000
- End of Terrace
- One Generous Bedroom
- Lounge/Diner
- Off Road Parking
- Perfect for First Time Buyers or Investors
- Close to Local Amenties
- Sought After Village Location
- No Forward Chain
- Viewing Highly Recommended



Mortimer Row

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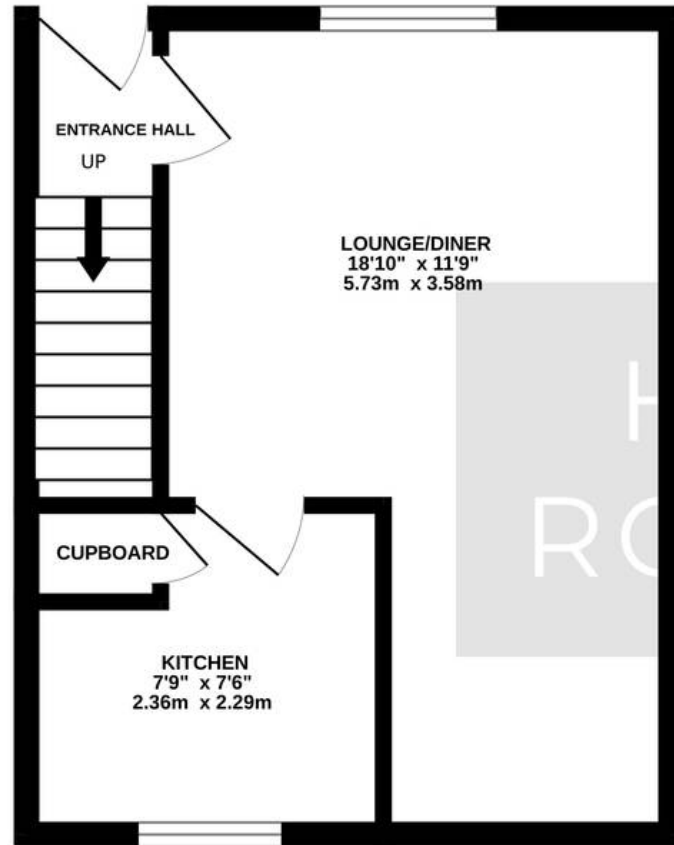
PROPERTY SUMMARY

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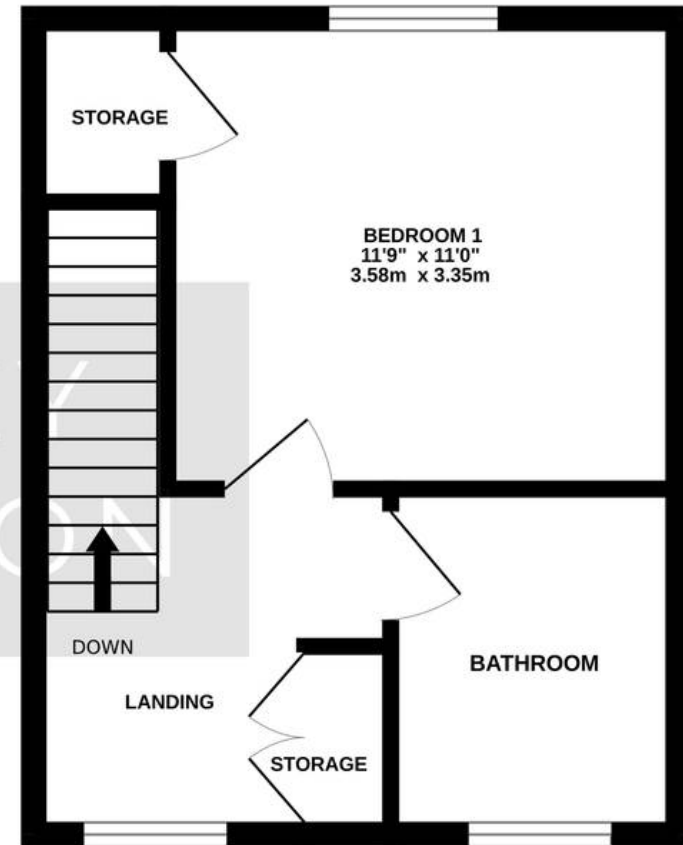
Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this well-presented one bedroom end of terrace house is an excellent opportunity for first time buyers or investors seeking a property in a highly sought after village location. The home offers a generous bedroom, providing comfortable and versatile accommodation, and a spacious lounge/diner that is ideal for both relaxing and entertaining guests. The kitchen is well-appointed, featuring ample storage and worktop space, making it both practical and functional for every-day living. The property also benefits from off road parking, ensuring convenience for residents and visitors alike. Situated close to a range of local amenities, including shops, cafes, and essential services, the house offers a lifestyle of ease and accessibility. The layout is thoughtfully designed to maximise space and natural light, creating a welcoming and airy atmosphere throughout. The bathroom is well-maintained, complementing the overall comfort of the home. Offered with no forward chain, this property provides a straightforward and hassle-free purchase process. The location is renowned for its community feel and excellent transport links, making it ideal for those who wish to enjoy village living while remaining within easy reach of nearby towns and cities. Whether you are looking to take your first step onto the property ladder or seeking a sound investment with strong rental potential, this home is sure to appeal. Early viewing is highly recommended to fully appreciate the quality and value on offer.



GROUND FLOOR
279 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.9 sq.m.) approx.

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LOCATION AND AMENITIES

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 A1307 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.





Mortimer Row

Somersham, Huntingdon

FAQS

Tenure: Freehold

Management Company: Mortimer
Management Company

Maintenance Charge: £230

Postcode for SatNav: PE28 3YQ

Owned For: 25 Years

What3Words Location: ///risky.daring.encloses

Seller's Onward Movements: No Forward
Chain

EPC Rating: E

Council Tax Band: A

Heating Type: Gas Central Heating

Boiler Age: 2021

Serviced: 2025

Utilities: Mains Electricity, Water, Sewage

Broadband: Fibre to Premises

Primary School Catchment: Somersham
Primary School

Secondary School Catchment: Abbey College
Ramsey

Conservation Area: No



HARVEY
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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.