



HARVEY ROBINSON

£220,000  
Sycamore Drive  
Huntingdon, PE29 7JA

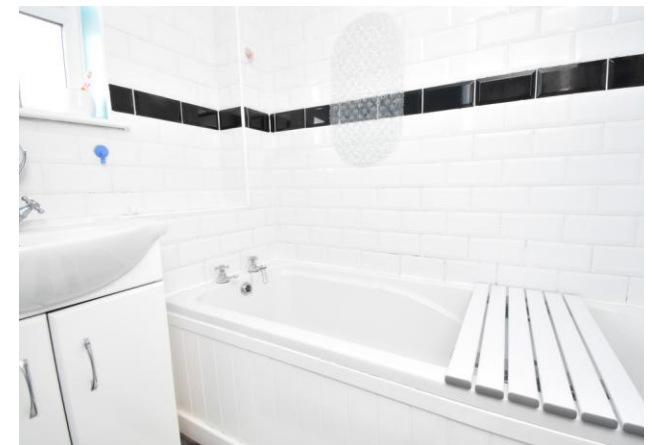
## PROPERTY SUMMARY

Harvey Robinson Estate Agents in Huntingdon are delighted to offer for sale this End of Terrace Three Bedroom Family Home. Located in this popular area of Huntingdon the property benefits from Entrance Hall, Lounge, Kitchen/Diner, Three Bedrooms, Bathroom with separate Toilet, Front Garden and Enclosed Rear Garden. For more information and to arrange a viewing please contact Harvey Robinson estate agents in Huntingdon.

Huntingdon is one of Cambridgeshire's best-loved locations. It's famous for being the birthplace of Oliver Cromwell, and there are several historic buildings in and around the town, which give it plenty of character. It is a popular location for people of all ages with its great local amenities and riverside walks. In the town itself, you'll find many familiar High Street brands, such as Marks and Spencer's, WH Smiths, Boots, TK Maxx and more. There are also some great pubs and restaurants in the town in particular The Restaurant and Wine Shop at the Old Bridge Hotel is well worth a visit.

The property benefits from many local amenities within walking distance such as doctors surgery, and Towerfields leisure park, Huntingdon is located within a few minutes' of the property and offers leisure facilities, gym and further restaurants and fast food facilities.

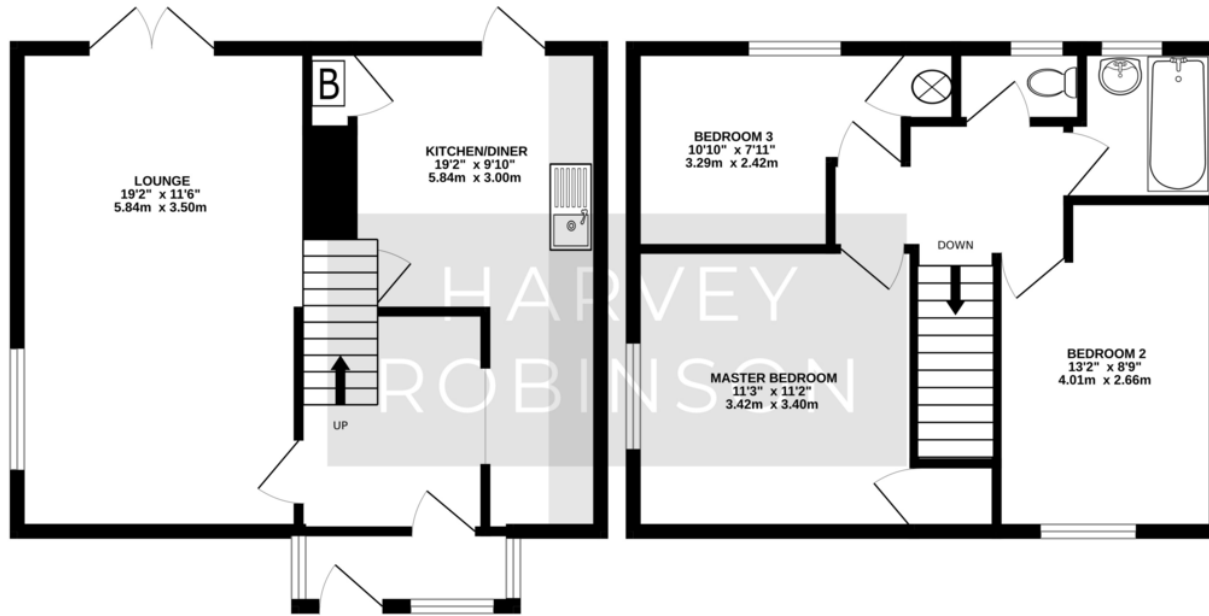
The station is located in Huntingdon and has trains running to London King's Cross throughout the day. There is also the central bus terminus located just adjacent which offers a guided bus service into Cambridge City Centre.





GROUND FLOOR  
459 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.  
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## FAQs

Built: 1960's

Council Tax: Band A

Vendor: Owned Property for 26 Years and is moving due to needing a bungalow

Boundary: With Back to property boundary to rear is back and left side.

Rear Garden: East Facing

Primary School Catchment: St Johns

Secondary School Catchment: St Peters

UPVC Windows: Installed 2016

Loft: Light, Not boarded

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	68	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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### OFFICE ADDRESS

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### CONTACT

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