



HARVEY ROBINSON

Guide Price

£400,000

School Lane

Fenstanton, PE28 9JR

- Rarely Available Detached Bungalow
- 2 Double Bedrooms
- 22ft Lounge Diner
- Single Garage

- Ample Off-Road Parking
- Low Maintenance Rear Garden
- South Facing Private Garden
- Extended Garden Room

2 

1 

2 



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer a rare and exciting opportunity to purchase this well maintained two-bedroom detached bungalow, situated in the sought-after village of Fenstanton. Occupying a prestigious non-estate location, the property is within walking distance of all village amenities. It has immediate access to walking trails including The Fen path to the guided bus route to Cambridge and St Ives, and RSPB nature reserve. The accommodation comprises an external porch leading to an inner hallway from which the kitchen, lounge with dining area, 2 double bedrooms, bathroom and cloakroom are accessed. The kitchen benefits from views to the front of the property and includes a small pull-out breakfast bar. From the kitchen, the utility area leads to the single garage and gives access to the back garden. The light and airy 22ft lounge with dining area adjoins the kitchen and has full length windows overlooking the south facing garden. The garden room is located off the lounge with similar views of the garden. The property benefits from a bathroom comprising a shower, washbasin and WC as well as a second WC and wash basin in the adjoining cloakroom. The sleeping accommodation consists of two double bedrooms, one being very spacious and both with fitted storage. Outside, the bungalow benefits from off-road parking for up to 3 vehicles and a single garage. The rear garden is south facing and is largely hard landscaped with mature planting, designed with privacy and low maintenance in mind. It is currently fully enclosed but outside access could be opened within the property boundaries. There are also opportunities for extensions and re-development (STPP). The bungalow is offered for sale with no forward chain and immediate vacant possession. To avoid missing out on this rare opportunity, please contact our St Ives office to arrange a viewing.



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 variety of amenities including a convenience store, café, hairdressers, butchers, chemist, post office and primary school, with The Duchess 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.





FAQ'S

Tenure: Freehold

Property Constructed: 1970

Post Code for SatNav: PE28 9JR

What3Words Location: surfed.soon.allies

Current Owners Lived in Property: 32 years

Seller's Onward Movements: No Forward Chain

Rear Garden Aspect: South

Rear Garden Boundaries: Right Hand Side

Council Tax Band: E

EPC Rating: E

Primary School Catchment: Fenstanton and Hilton Primary

Secondary School Catchment Area: Swavesey Village College

Water Heater Installed: 2012

UPVC Windows Fitted: Between 2006 and 2018

Loft: Not Boarded



GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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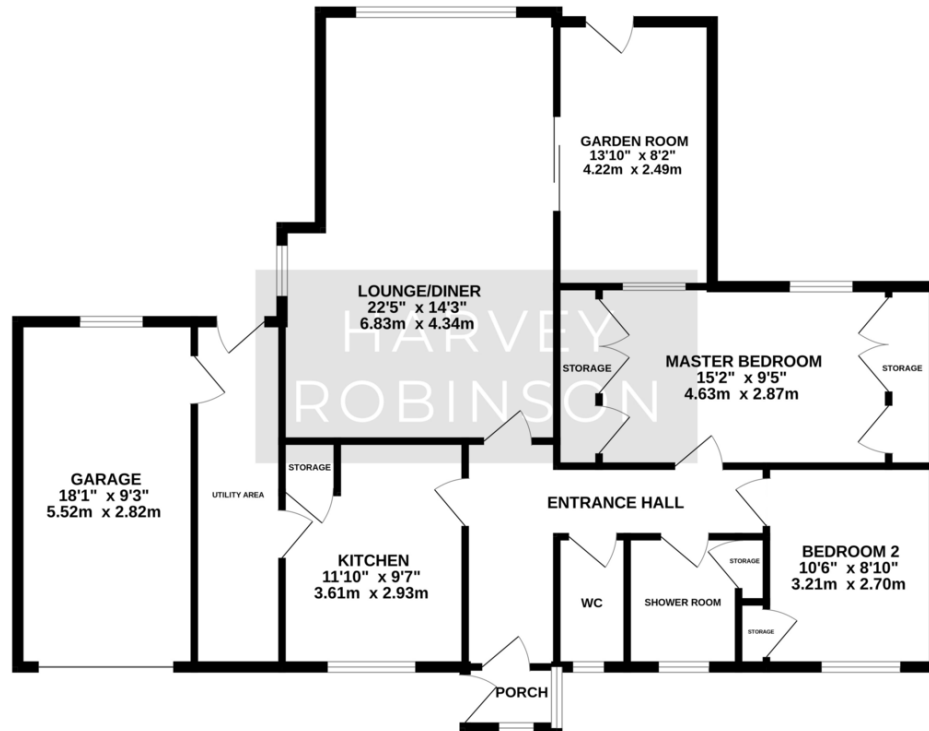
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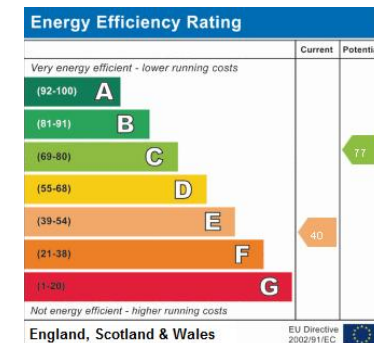




GROUND FLOOR
1247 sq.ft. (115.9 sq.m.) approx.



TOTAL FLOOR AREA - 1247 sq.ft. (115.9 sq.m.) approx.
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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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