



HARVEY ROBINSON

Offers In Excess Of  
£210,000

The Hawthorns  
Bluntisham, PE28 3XL

- End Terraced Bungalow
- Two Bedrooms
- Conservatory to the Rear
- Front and Rear Gardens

- Refitted Family Bathroom
- Single Garage
- Off Road Parking
- Sought After Location

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## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this charming, centrally located end-terraced bungalow in Bluntisham. Arranged over just one level, the property offers light and airy accommodation with spacious gardens to the front and rear and would make an excellent downsize or first time buy. The accommodation in brief comprises an entrance porch leading to a lounge dining room which is open to a kitchen, both of which enjoy southerly aspects with plenty of light. There are two bedrooms to the rear of the property as well as a family bathroom which is fitted in a white suite. Completing the accommodation is a conservatory which provides versatile living space as well as a large storage cupboard. The front garden is spacious and provides privacy as the property is accessed via a pavement to the front with no vehicular access. To the rear, the garden is mainly laid to lawn and is spacious and well-maintained. There are mature shrubs and borders and access to the single rear garage behind. There is a private driveway accessing the garage providing off road parking for this property. Viewing of this rarely available property is essential and can be organised by contacting our St Ives office.



## 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.





## FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3XL

Council Tax Band: B

EPC Rating: D

What3Words Location: commuted.roses.blinks

Seller's Onward Movements: Upsizing Locally

Current Owner Lived in Property: 5 years

Water Meter: Yes

Loft: Part Boarded with Ladder

School Catchment Areas: St Helen's Primary and St Ivo Secondary



## 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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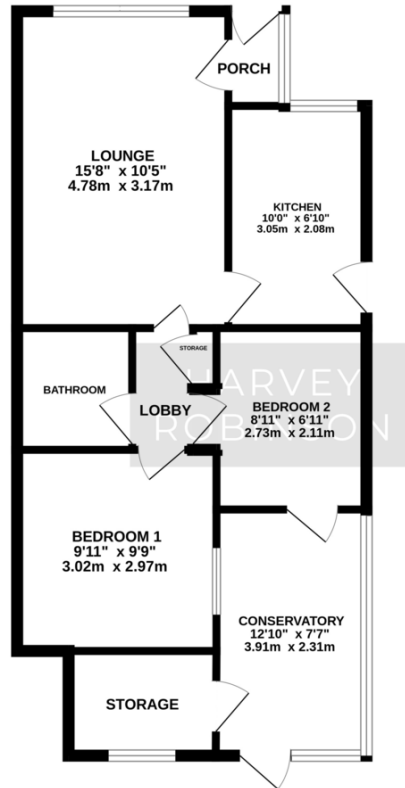
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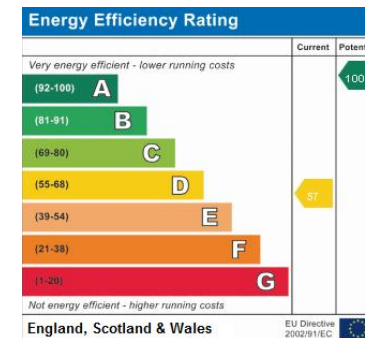
Rated Exceptional in Best Estate Agent Guide 2023 & 2024  
British Property Awards 2023 & 2024 – Gold Winner  
4.9 Star Google Review Rating



GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 596 sq.ft. (55.4 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

HARVEY ROBINSON

**OFFICE ADDRESS**

9 White Hart Court, St Ives,  
Cambridgeshire, PE27 5EA

**CONTACT**

01480 454040  
stives@harveyrobinson.co.uk  
www.harveyrobinson.co.uk