



HARVEY ROBINSON

Guide Price

£315,000-£325,000

Rookery Place

Fenstanton, PE28 9LZ

- Mid Terraced Family Home
- Three Bedrooms
- Open Plan Lounge Diner
- Sought After Village Location

- Four Piece Bathroom Suite
- Private And Enclosed Garden
- West Facing Garden
- Recently Renovated



PROPERTY SUMMARY

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Harvey Robinson Estate Agents St Ives are delighted to present for sale this mid terrace starter home, in the hugely popular commuter village of Fenstanton. Recently renovated throughout, this deceptively spacious property benefits from three bedrooms upstairs, as well as open plan living space downstairs. The accommodation in brief comprises an entrance porch and a 22ft lounge diner and kitchen, whilst on the first floor there are two well sized double rooms and a further single room, and a four-piece family bathroom. This property benefits from a private enclosed garden to the rear and features a garage en bloc that is just a short walk away. This property is expected to be highly popular, so to avoid missing out contact the 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 two convenience stores a 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's

Post Code for SatNav: PE28 9LZ

What3Words Location: ///anchorman.blessing.supper

Council Tax Band: C

EPC Rating: D

Seller's Onward Movements: Upsizing

Current Owners Lived in Property: 2 Years

Boiler Replaced: 2022, with service history

Water Meter: No

Loft: Partially boarded, light, no ladder

Garage en bloc



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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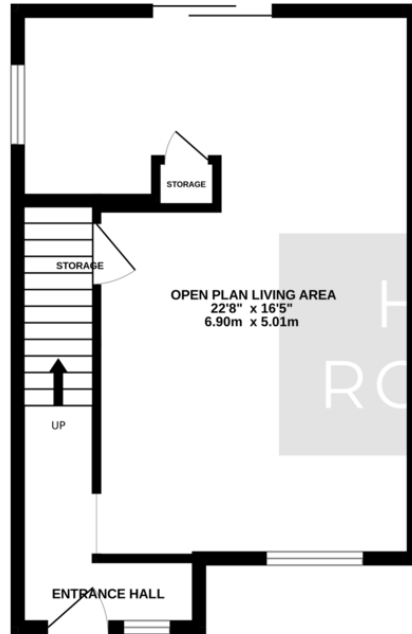
British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating

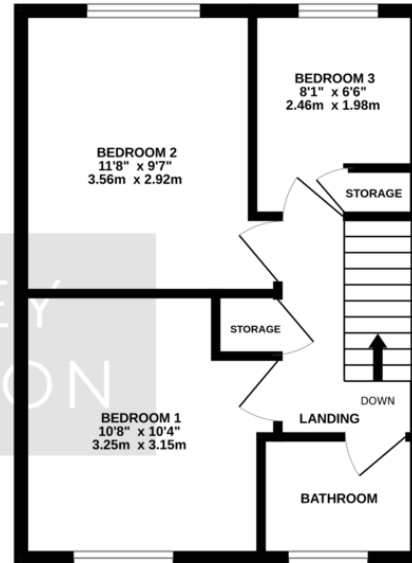




GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



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TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.
Made with Metroplex ©2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		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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