

HARVEY ROBINSON

£290,000

The Trundle

Somersham, PE28 3JW



- Semi-Detached Family Home
- Sought-After Village Location
- Three Bedrooms
- Immaculately Presented Throughout

- Recently Renovated Throughout
- Modern Three-Piece Family Bathroom
- Off-Street Parking and Garage
- Open-Plan Kitchen/Dining Area



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are pleased to offer for sale this well-presented, three-bedroom, family home. A perfect purchase for a young family or first-time buyers and located in the popular village of Somersham, this property has been recently renovated by the current owner to an excellent standard and boasts a spacious and modern interior. The ground floor in brief comprises a spacious entrance hall, a light and airy lounge, and a recently fitted kitchen/diner with integrated appliances and French doors leading out to the garden. Continuing to the upstairs, there is a landing which features a stunning oak and glass balustrade leading on to two double bedrooms, a spacious single room, a modern three-piece bathroom, and lots of storage. Finished in a neutral colour palette, this property is both modern and timeless making it move-in ready. Throughout the downstairs of the property, there is high quality LVT flooring and there are solid oak doors throughout the entire property. Outside, there is a spacious rear garden with a separate decked area, ample off-street parking, and a single garage. This property is available now and viewing is highly recommended. We expect a high level of interest on this stunning property, so to avoid missing out, please contact us to arrange your viewing today in the St Ives office.



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 A1309 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.





FAQ'S

Tenure: Freehold

Postcode for SatNav: PE28 3JW

What3Words Location: swims.couple.laminate

Current Owners Owned Property: 5 years

Property built: 1970's

Seller's Onward Movements: Upsizing locally

Council Tax Band: C

EPC Rating: C

Rear Garden Aspect: East

Rear Garden Boundary: Right

Primary School Catchment: Somersham Primary

Secondary School Catchment: Cromwell Community College, Abbey College Ramsey

Water Meter: No

Loft: Part boarded with light

UPVC windows: Pre 2018

Boiler Installed: 2018 with full service history



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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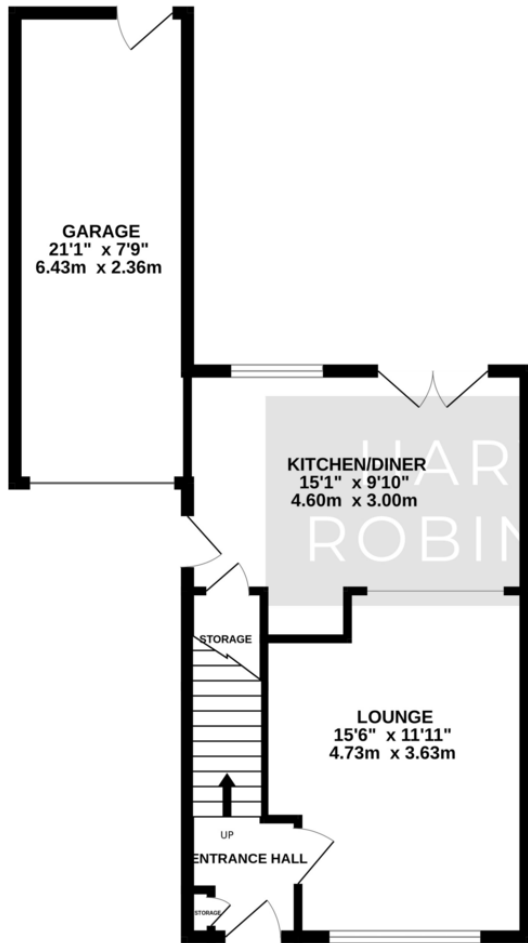
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

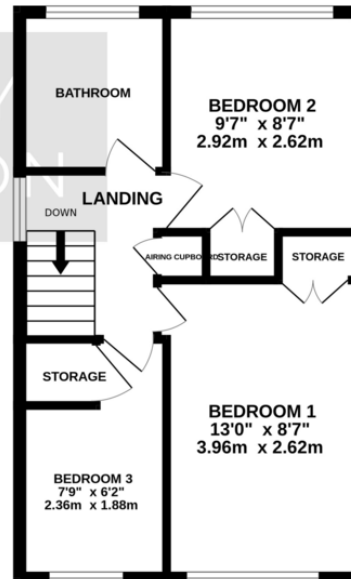




GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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