



HARVEY ROBINSON

Guide Price  
£240,000 to £250,000  
Six Bells  
Somersham, PE28 3JZ

- End Terrace Family Home
- Sought After Village Location
- Three Bedrooms
- Open Plan Kitchen Diner

- Walking Distance to Amenities
- East Facing Garden
- Off Road Parking
- Garage En Bloc



## PROPERTY SUMMARY

\*\*\*Guide Price £240,000 to £250,000\*\*\*. Harvey Robinson Estate Agents St Ives are delighted to present for sale this end-terrace family home, located on a quiet cul-de-sac in the heart of the popular village of Somersham. This three-bedroom property would be perfect for first time buyers or a young family, and in brief comprises an open entrance hallway, spacious lounge with built-in storage, and an open plan kitchen diner to the rear. On the first floor, bedroom one is a well-sized double with integrated storage, finished in a neutral grey and white colour palette, whilst bedrooms two and three are well-sized single rooms. There is a three-piece family bathroom at the top of the stairs, with three-quarter height tiling around the whole room.

To the front there is a small section of grass setting the property back from the road, whilst to the rear there is an east-facing enclosed garden. There is also a garage en-bloc and off-road parking located across the road from the property. Viewings of this ideal starter home are essential so to avoid missing out, contact 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  
Post Code for SatNav: PE28 3JZ  
What3Words Location: ///rider.disengage.pocket  
Property Build: 1970's  
Council Tax Band: B  
Council Tax Cost: £184 pcm  
EPC Rating: C  
Construction Type: Standard  
Conservation Area: No  
Heating Type: Gas Central Heating  
Utilities: Mains Water, Mains Electricity, Mains Sewage  
Property Owned For: 5 years  
Seller's Onward Movements: Upsizing Locally  
Rear Garden Boundary: Left  
Rear Garden Aspect: East  
Garage: En Bloc  
Primary School Catchment: Somersham Primary  
Secondary School Catchment: Cromwell Community College, Abbey College Ramsey  
Water Meter: Yes, under sink  
Boiler Installed: 2015, with installation log  
Boiler Service: 2023, with 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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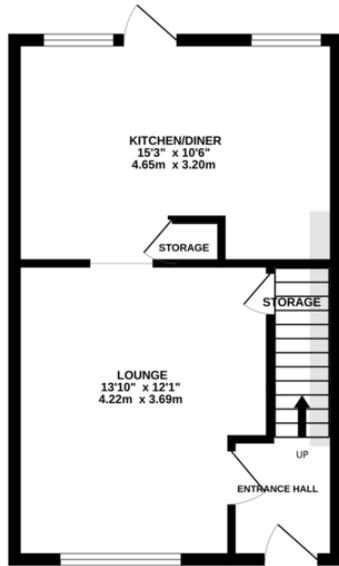
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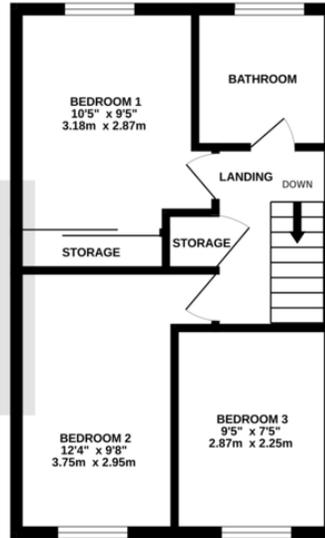




GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.4 sq.m.) approx.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 71 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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