



HARVEY ROBINSON

Guide Price

£400,000-£425,000

St. Ives Road

Somersham, PE28 3ER



- Guide Price £400,000 to £425,000
- Detached Bungalow
- Two / Three Bedrooms
- Single Garage

- Mature South Facing Rear Garden
- Sought After Village Location
- No Forward Chain
- Ample Driveway for Numerous Vehicles



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this sought-after, detached bungalow in the village of Somersham. Offered with no forward chain and immediate vacant possession, this property offers the rare opportunity to enjoy single level living with a generous garden in a village with excellent amenities on the doorstep. Accessed via a gravel driveway suitable for a number of vehicles, the accommodation in brief comprises an 20' entrance hall providing access to both sleeping and living accommodation. The dual aspect lounge and kitchen / diner can be found to the front of the property with excellent storage in the form of a larder. There are three bedrooms to the rear of the property enjoying a southerly aspect flooding these rooms with light. One of the bedrooms is currently utilised as a dining room with French doors accessing the rear garden. The accommodation is completed by a refitted family shower room and a number of storage cupboards. There is a side lobby which is covered and provides a walkway from the front driveway to the rear garden as well as a single garage with up and over door to the front and single pedestrian door to the rear. The rear garden is larger than average and enjoys an excellent degree of privacy. There are mature borders and beds as well as a large section of patio which is perfect for outdoor dining. Situated on the edge of this popular village, the bungalow can be found in walking distance of the many amenities of Somersham and must be viewed to be appreciated. Please contact the St Ives office to organise your viewing.





### 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 3ER

What3Word Location: talent.essential.fluffed

Council Tax Band: C

EPC Rating: D

Current Owners Purchased Property: 23 years ago

Seller's Onward Movements: No Forward Chain

Rear Garden Aspect: South

Rear Boundaries: Left and Rear

School Catchment Areas: Somersham Primary and St Ivo Secondary

Water Meter: No

Boiler Serviced: 2024

Loft: Boarded with a Light



### 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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4.9 Star Google Review Rating

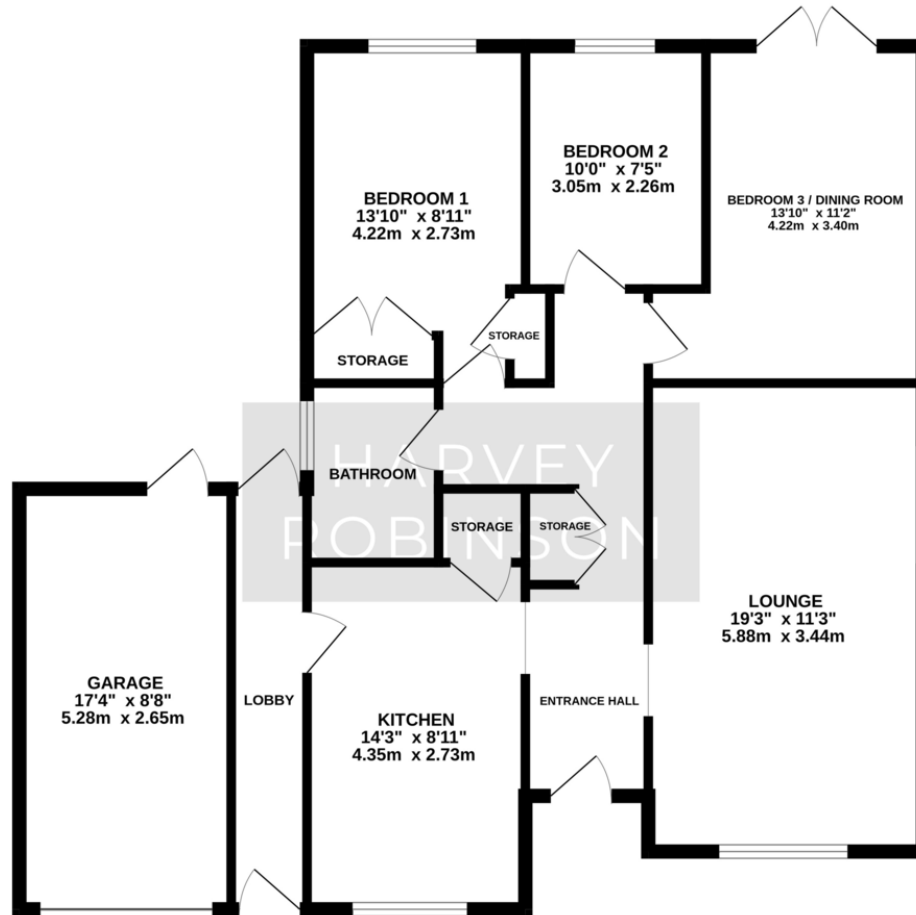








GROUND FLOOR  
1053 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq.ft. (97.8 sq.m.) approx.  
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 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

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