



HARVEY ROBINSON

£275,000
Bath Crescent
Wyton, PE28 2EH

- Three Bedroom End Of Terrace
- Recently Modernised Kitchen
- Popular Location
- Ground Floor Study/Fourth Bedroom

- Well Presented Throughout
- Off-Road Parking for Multiple Vehicles
- Single En-Bloc Garage
- Generous Plot



PROPERTY SUMMARY

Harvey Robinson Estate Agents are proud to present to the market this very well-presented and recently modernised three-bedroom end of terrace house in the popular location of Wyton. Thoughtfully updated by the current owners and offering versatile accommodation throughout, this property offers a perfect opportunity for a first-time buyer to get onto the property ladder or for families looking to upsize. The property comprises in brief a welcoming entrance hallway with access to a modern downstairs WC, a versatile work from home space, a warm and welcoming living room which is complete with feature fireplace and french doors leading into the spacious conservatory and the recently renovated kitchen which comes complete with integrated appliances and ample cupboard and worktop space. Heading upstairs the property offers three generous bedrooms and a family bathroom which is complete with a modern three-piece white suite. Externally, the property offers a generous plot size to both the front and the rear, which is largely laid to lawn, with ample off-road parking for multiple cars and a single en-bloc garage which is positioned nearby. Viewing of this property is highly recommended to truly appreciate.



LOCATION AND AMENITIES

Wyton on the Hill can be found just three miles from Huntingdon town centre in one direction and two miles from St Ives in the other. With a small population of just 1400 residents, Wyton offers a village-like feel with its own nursery and primary school within walking distance of the property. There is a bus stop for the guided bus on the estate providing direct access to central Cambridge. The nearest train station can be found in Huntingdon which provides direct access to central London in just over an hour. Nearby St Ives has a huge amount to offer homebuyers, including a scenic riverside location, plenty of large family properties, and great local amenities, to name just a few. 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. Within a mile you will also find a Morrisons & Aldi supermarket along with various other restaurants.





FAQS

Tenure: Freehold

Post Code for SatNav: PE28 2EH

What3Words Location: ///excavate.fetching.makeup

Property Build: 1960's

Seller's Onward Movements: Relocating

EPC Rating: D

Council Tax Band: B

Rear Garden Aspect: North

Loft: Part-Boarded

Garage: En-Bloc

Garage Location: ///posting.intruded.branded

School Catchment Areas: Wyton Primary and St Peters 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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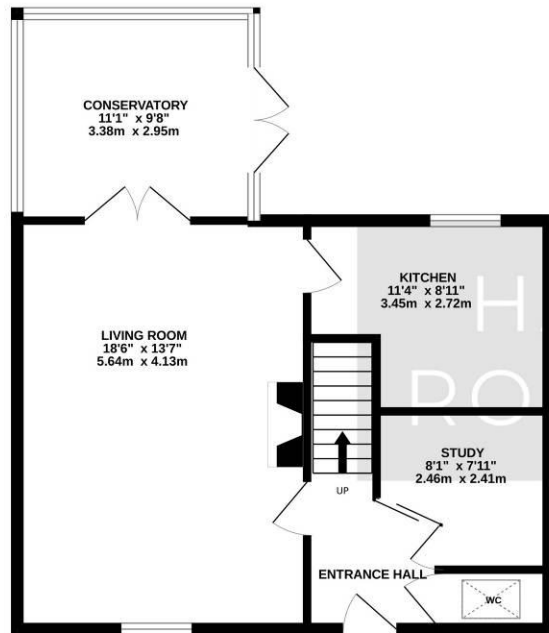
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

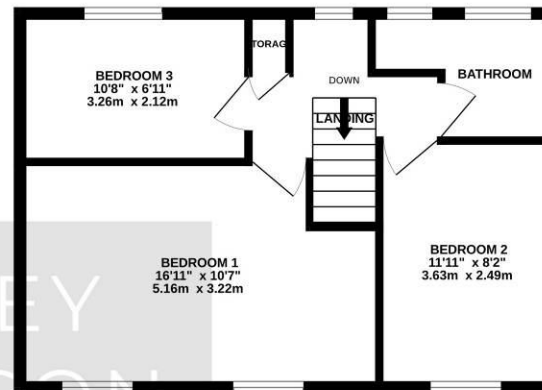




GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 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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