



HARVEY ROBINSON

Offers In Excess Of  
£350,000

Castle Gardens  
Kimbolton, PE28 0JE



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Neots are delighted to be offering for sale this spacious 3/4 bedroom townhouse located in the desirable area of Kimbolton. The property is located within a cul-de-sac location and benefits from off street parking directly in front of the property on the stone laid driveway.

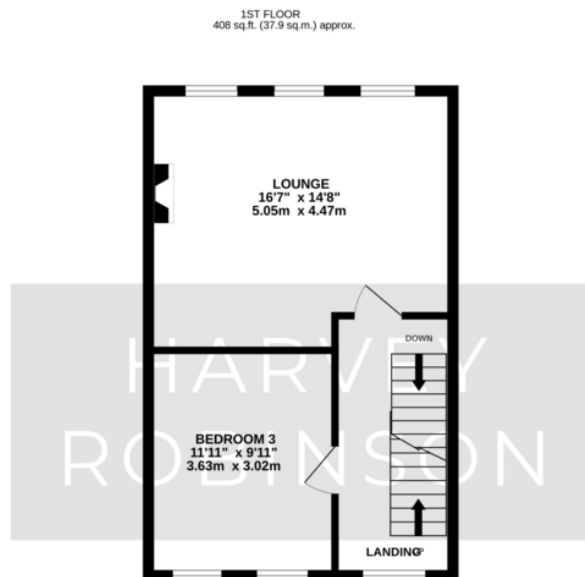
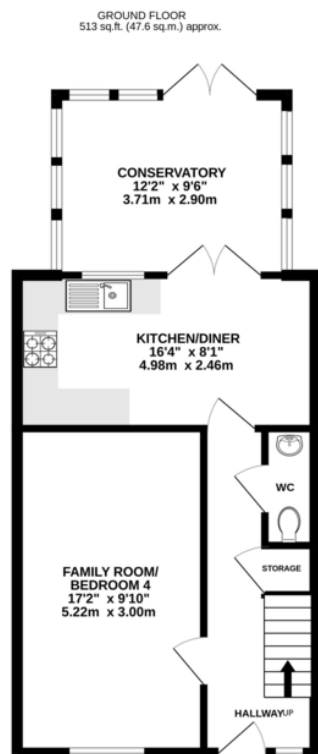
Internally the property is laid out over 3 floors and as such offers versatile and spacious accommodation. To the ground floor there is a large reception room which would be suitable as a bedroom, further lounge or home office, a good sized kitchen/diner, modern conservatory with underfloor heating and views and access into the rear garden and downstairs WC within the entrance hallway. To the 1st floor there is a spacious lounge which again could have other purposes and a double bedroom currently set out as the 3rd bedroom. To the 2nd (top) floor there is a spacious bedroom to the front currently used as the master bedroom with the benefit of church views, a further double bedroom, 4 piece family bathroom and storage and loft access within the landing.

Externally there is a well presented rear garden with lawn and established borders and side access leading back to the front of the property.









TOTAL FLOOR AREA : 1333 sq.ft. (123.8 sq.m.) approx.  
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## FAQs

Postcode for SatNav: PE28 0JE

What3Words location: ///sofa.crumb.suffix

Council tax: D

Age of property: 1982

Primary catchment: Kimbolton Primary Academy

Secondary catchment: Kimbolton Private School/Hinchingbrooke

Water meter: Yes

Loft: boarded, light and further insulated

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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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### OFFICE ADDRESS

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### CONTACT

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