



Rookery Place, Fenstanton
£250,000



30 Rookery Place
Fenstanton, Huntingdon

- Semi-Detached Property
- Two Bedrooms
- Lounge Diner and Kitchen
- Downstairs Bathroom
- Ideal Renovation Opportunity
- Perfect for First Time Buyers or Investors
- Off-Road Parking
- Single Garage
- Sought After Village Location
- Viewing Essential



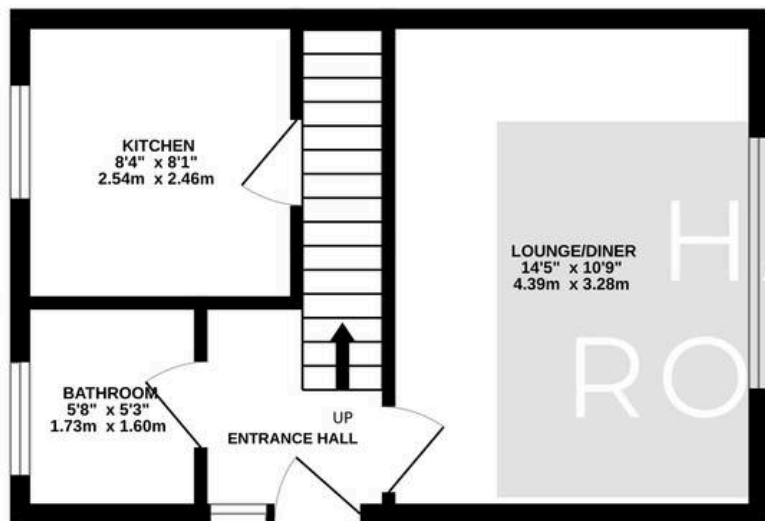


PROPERTY SUMMARY

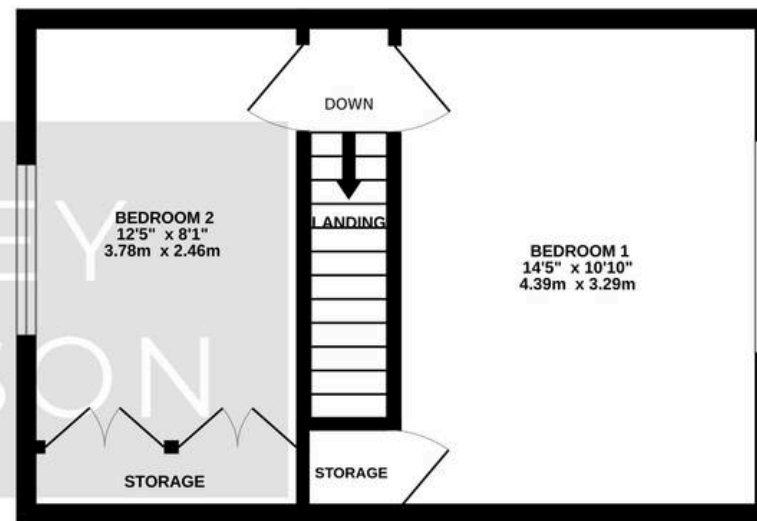
Harvey Robinson Estate Agents are delighted to present this fantastic opportunity to acquire a semi-detached property, situated in a highly sought after village location. This two bedroom home offers immense potential for those looking to create their ideal residence or to make a valuable addition to an investment portfolio. The property features a welcoming lounge diner that provides a flexible space for both relaxation and entertaining, as well as a separate kitchen that could be transformed to suit modern tastes and requirements. The ground floor also benefits from a conveniently located bathroom, adding to the practical layout of the home. Upstairs, two well-proportioned bedrooms offer comfortable accommodation, making this property an excellent choice for first time buyers, couples or investors seeking a renovation project with promising returns. In addition, the property offers excellent potential to extend the kitchen, creating a larger and more functional living space that would be ideal for modern family life and entertaining. Subject to the necessary permissions, there is also the opportunity to do a Two storey extension, potentially creating an additional bedroom or living area, further enhancing the property's versatility and value. Additional advantages include off-road parking, ensuring ease of access and convenience, along with a single garage that provides secure storage or the potential for further development (subject to necessary consents). Externally the property offers a private rear garden, ideal for hosting and entertaining in the summer months. The village setting is renowned for its community spirit, local amenities and excellent transport links, making it a desirable place to call home. With its combination of location, potential and essential features, this property represents a rare chance to tailor a home to your own tastes or to take advantage of strong rental demand in the area. The property is ideally located with excellent transport links via nearby 70mph roads, providing convenient access to Cambridge's business centres, universities, Science Parks, and Addenbrooke's Hospital - all approximately 20 minutes away.



GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

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LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fenstanton is a quiet countryside parish in Huntingdonshire. St Ives sits 10 minutes away to the north, making it easy for local residents to commute to and from work, while providing the perfect escape away from the busier confines of nearby towns and cities. The relatively small population of Fenstanton are served by a variety of amenities including a convenience store, café, hairdressers, butchers, chemist, dentist, post office and primary school, with The Duchess serving as the main pub in the village. The White Swan pub in Conington and The Three Tuns at Fen Drayton are also great alternatives and can be found just outside Fenstanton. St Ives offers a little more nearby, with good quality Italian, Indian, Mediterranean and Chinese restaurants to choose from. It's also where you'll find the One Leisure Indoor Centre, that offers everything from swimming facilities to numerous keep-fit classes.



FAQ's

Tenure: Freehold

Postcode for SatNav: PE28 9LZ

What3Words Location: spin.condense.adjuster

Seller's Onward Movements: No Forward Chain

Property Age: 1970's

Property Construction: Standard

EPC Rating: D

Council Tax Band: B

Rear Garden Boundary: Left

Rear Garden Aspect: North West

Utilities: Gas Central Heating, Mains Electric, Mains Water, Mains Sewage

Water Meter: No

Boiler Age: March 2022 with 10 Year Guarantee

Boiler Service: November 2025

UPVC Window Age: 2000's

Primary School Catchment: Fenstanton Primary

Secondary School Catchment: Swavesey Village College

Loft: Insulated but boarding is unknown. Water storage tank located here. (The expansion tank for the central heating system was removed when the boiler was replaced- now a sealed system)

Hot water cylinder replaced December 2022. Electrical system inspected October 2025





Harvey Robinson St Ives

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These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee may apply for electronic verification. We may receive a referral fee for recommended services.