



Parkhall Road, Somersham
£190,000



HARVEY
ROBINSON

- End of Terrace House
- One Generous Bedroom
- Well-Presented Throughout
- Lounge Diner and Kitchen
- Sought After Village Location
- Enclosed Rear Garden
- Single Garage to Rear
- Allocated Parking Space
- Ideal First Time Buy
- Viewing Highly Recommended

Tenure: Freehold

Postcode for SatNav: PE28 3EU

What3Words Location: ///loom.losing.sweep

Property Constructed: 1990's

Council Tax Band: A

EPC Rating: TBC

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: 1 year

Utilities: Mains water, gas, electricity, sewage

Broadband: Fibre to premises

Loft: Partially boarded

Current Owner Purchased Property: 2012

Sellers Onward Movements: Upsizing locally

Rear Garden Aspect: South East

Rear Garden Boundaries: Left

Primary School Catchment: Somersham Primary

Secondary School Catchment: Abbey College Ramsey, Cromwell

Community College

Water Meter: Yes

PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this well-presented end of terrace house offering an

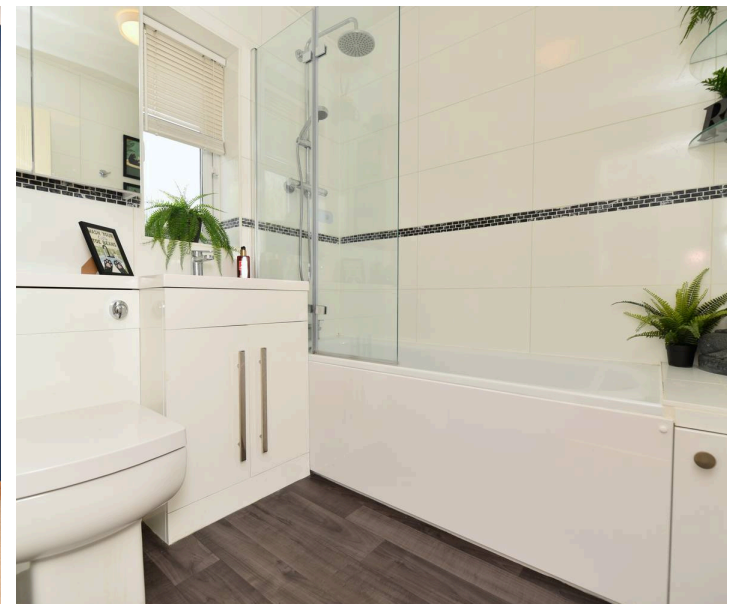


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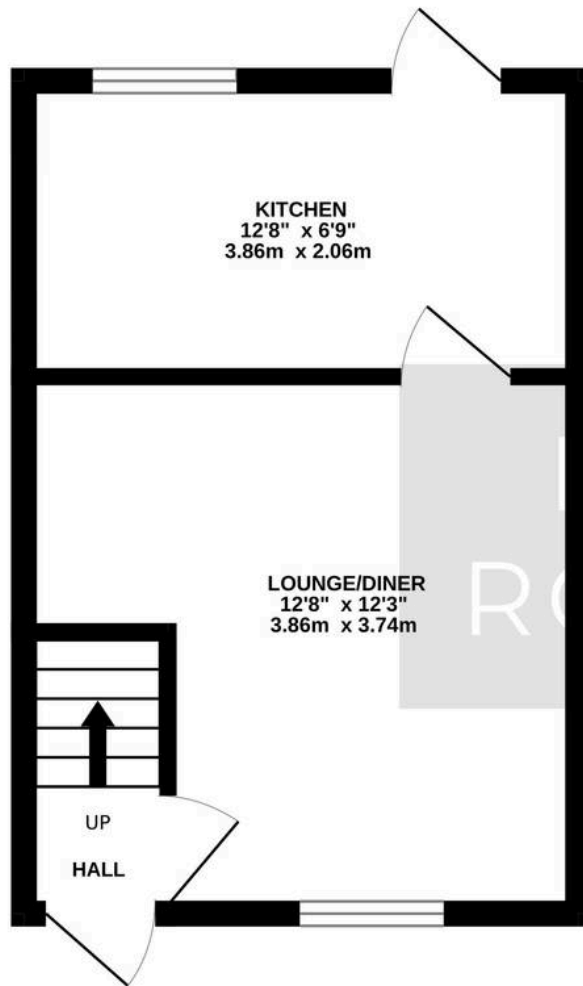
Harvey Robinson Estate Agents are delighted to present for sale this well-presented end of terrace house offering an excellent opportunity for first-time buyers or those seeking a comfortable and low-maintenance home. Nestled in a sought-after village location, the property features a spacious and inviting lounge diner, providing ample space for relaxing or entertaining guests, with a bright and airy atmosphere throughout. The modern kitchen is thoughtfully designed, offering plenty of storage and workspace, making it ideal for preparing meals with ease. The generous bedroom is well-proportioned and offers a peaceful retreat, complemented by a stylish bathroom. The property has been maintained to a high standard and is ready to move straight into, with neutral décor and quality finishes creating a welcoming environment. With its practical layout and attractive presentation, this home is perfectly suited to those looking for convenience and comfort in a desirable setting. Outside, the property boasts an enclosed rear garden, providing a private outdoor space for relaxing, gardening, or alfresco dining. The garden is easily maintained, making it ideal for busy professionals or those who prefer a low upkeep lifestyle. To the rear of the property, there is a single garage offering secure storage or parking, as well as an allocated parking space for added convenience. The location benefits from a peaceful village atmosphere, while still being within easy reach of local amenities, transport links, and countryside walks. This appealing home combines indoor comfort with practical and attractive outside space, making it a highly recommended viewing for anyone seeking a quality property in a popular village setting.

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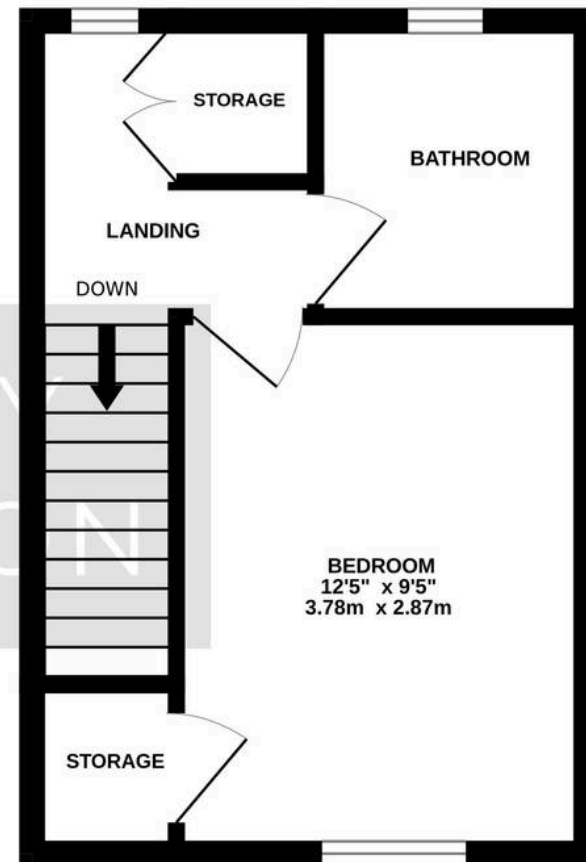
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GROUND FLOOR
241 sq.ft. (22.4 sq.m.) approx.



1ST FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 481 sq.ft. (44.7 sq.m.) approx.

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LOCATION SUMMARY

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 A1307 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.



GENERAL

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 of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

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For independent whole of market mortgage advice please call the team to book your appointment.

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British Property Awards 2023 & 2024 – Gold Winner

British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

HARVEY
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Harvey Robinson St Ives

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