



HARVEY ROBINSON

Offers In Excess Of
£225,000
School Lane
Fenstanton, PE28 9JR

- Attention Investors
- Charming Character Cottage
- In Need of Renovation
- Two Generous Bedrooms

- Ground Floor Bathroom
- Impressive Plot to the Side and Rear
- Potential to Extend (STPP)
- Garage en Bloc

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale, with no forward chain, this rarely available renovation opportunity within the sought after village of Fenstanton. Originally constructed in 1846, this early Victorian home offers a wealth of character in a highly desirable location within the village, within walking distance of amenities and a stone's throw from the primary school. The accommodation in brief comprises an entrance porch, an open plan living / dining room, a ground floor bathroom and a separate kitchen to the ground floor. Upstairs, there are two bedrooms, each with fitted storage. The property requires improvement and updating throughout, allowing any buyer to put their own stamp on this home. The essence of this property, however, lies in the outside space. Situated at the end of the terrace, this property benefits from a generous side and rear garden providing possibility for extension (STPP). There is also a single garage which can be found directly behind the garden en-bloc whilst on road parking can be found to the front of the property. This home would make an excellent opportunity for any developer, landlord or buyer wishing to make their own stamp on their home. Interest is anticipated to be strong, and viewings can be organised by contacting our St Ives office.



LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fenstanton is a quiet countryside parish in Huntingdonshire with a population of 3,000 to 4,000 people. 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, post office and primary school, with The Duchess serving as the main pub in the village. The White Swan pub in Connington 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. There's a large Morrisons, Aldi and Waitrose in St Ives where you can do your weekly or monthly shopping and if you want to head into nearby Cambridge, Huntingdon Road/A1307 will take you there in only 25 minutes. There is also access to the guided bus which provides a regular direct service to central Cambridge and the Cambridge Science Park.

The opening of the new A1307 link road means that you can access Huntingdon train station in approximately 10 minutes and trains from Huntingdon arrive into Kings Cross or St Pancras within an hour.

Fen Drayton Lakes Nature Reserve is only a couple of miles away and attracts a delightful variety of wildlife throughout the year, including ducks, geese, otters and swans, and the wetlands run for 25 miles (40km) along the floodplains of the Great Ouse.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 9JR

What3Words Location: plenty.intention.extreme

What3Words Garage Location: crypt.layered.airbase

School Catchment Areas: Fenstanton Primary and Swavesey Village College

Council Tax Band: B

EPC: E

Current Owner Purchased Property: Approximately 1980

Sellers Onward Movements: No Forward Chain



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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

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

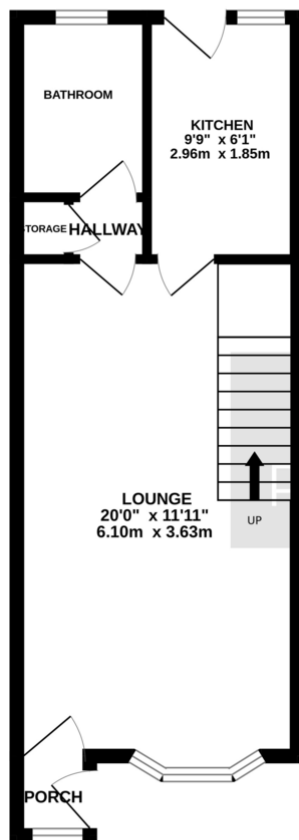
View all our properties at harveyrobinson.co.uk

Rated Exceptional in Best Estate Agent Guide 2023 & 2024

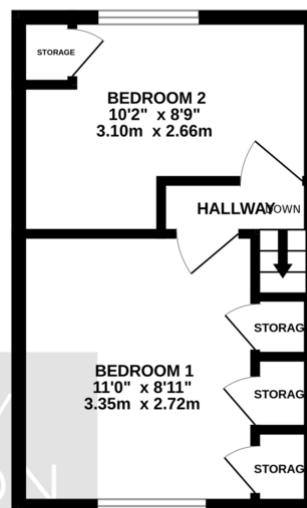
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
232 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA: 580 sq.ft. (53.9 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	51 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

HARVEY ROBINSON

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