



HARVEY ROBINSON

£250,000
Fen Road
Pidley, PE28 3DD

- 1950's Semi-Detached Home
- Potential to Extend or Improve (STPP)
- Two Double Bedrooms
- 100ft Rear Garden

- Oversized Single Garage
- Off Road Parking
- Non-Estate Location
- Sought After Village

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale a 1950's semi-detached property in the heart of Pidley with incredible potential to extend and improve (STPP). Arranged over two floors, the property is sold with vacant possession and no forward chain and offers the rare possibility of putting your own stamp on your next home. In brief, the property comprises an entrance hall, a lounge with an excellent degree of privacy due to the generous front garden, a kitchen with a larder, a rear porch and a large downstairs bathroom to the ground floor. Upstairs, there are two double bedrooms, both with in-built storage. The outside space of this property is particularly impressive with the rear garden measuring in excess of 100ft. The garden is mainly laid to lawn but due to its southerly aspect, has formerly incorporated vegetable beds and mature borders. There is a large brick-built outbuilding in the garden as well as an oversized single garage measuring 20ft x 10ft. There is ample space to the rear of the property to extend two storeys (STPP) as a number of the neighbouring properties have done. To the side, there is a driveway suitable for a number of vehicles, at least three to four cars, as well as a pleasant front garden with mature shrubs and a large area of lawn. Requiring modernisation throughout, this property would make an excellent project for any budding renovator and must be viewed to be appreciated. Viewings can be organised by contacting our St Ives office.



LOCATION AND AMENITIES

Pidley is one of the most scenic and picturesque villages surrounding St Ives. Offering a rural countryside living feel, the village is surrounded by fields attracting wildlife. There are excellent walks to be found throughout the village making it perfect for dog walkers or ramblers. There is a real sense of community within the village with annual events such as a flower festival and a scarecrow competition taking place. There are two local churches as well as a playground making the property perfect for a young family. The Mad Cat public house is regularly frequented by those from Pidley and the surrounding villages whilst the community centre often hosts social events. There is also a farm shop and neighbouring Lakeside Lodge offering golf, fishing and bowling. In nearby Old Hurst, there is Johnson's Farm shop, steakhouse and zoo and just 2 miles away in either Somersham or Warboys there are amenities such as doctors surgeries, dentists, libraries, pharmacies, hairdressers, takeaways and supermarkets. The property is just 5 miles from St Ives which has an abundance of amenities as well as the guided bus providing direct access to Cambridge City Centre in under an hour. The nearest station is also in Huntingdon which can be accessed in approximately 20 minutes and provides a direct service to central London in an hour.





FAQ'S

Tenure: Freehold

Property Constructed: 1950's

Post Code for SatNav: PE28 3DD

Council Tax Band: B

EPC Rating: F

What3Words Location: arranges.mashing.dwelled

Current Owner Acquired Property: 2 Years Ago

Seller's Onward Movements: No Forward Chain

Rear Garden Aspect: South

School Catchment Areas: Somersham Primary and Ramsey Abbey Secondary

Water Meter: No

Boiler: Oil Fired

Loft: Not Boarded, No Light or Ladder



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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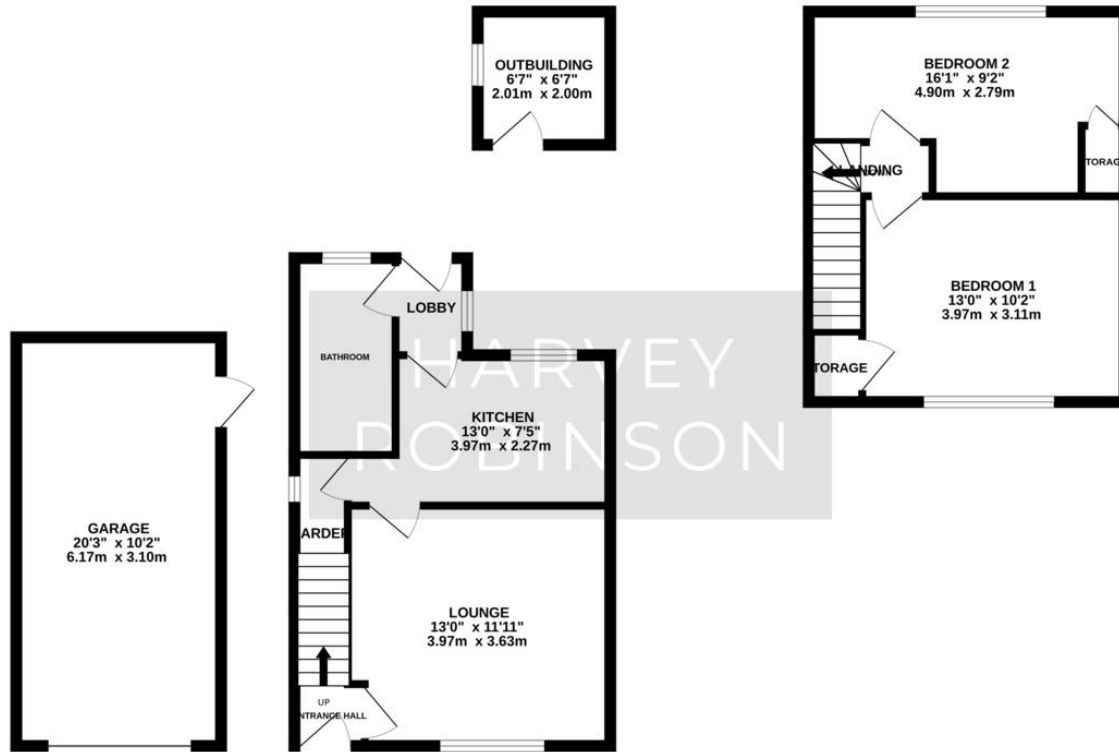
4.9 Star Google Review Rating



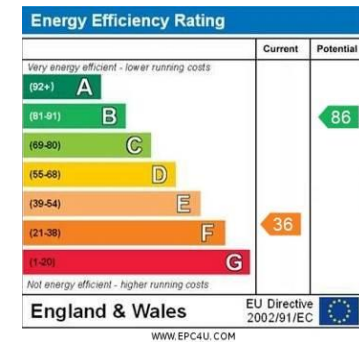


GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.

1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.
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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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