

HARVEY ROBINSON

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FOR SALE

Offers In Excess Of
£240,000

Elizabeth Way
Colne, PE28 3PH

- End of Terraced Home
- Three Bedrooms
- Refitted Family Bathroom
- Recarpeted Throughout

- Full Fibre Broadband to Property
- Single Garage
- Private Enclosed Rear Garden
- Field Views



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this immaculately presented end of terraced home in Colne. Offered with no forward chain, the property has been recently recarpeted and redecorated throughout and in brief consists of an entrance porch, an open plan lounge dining room, a kitchen breakfast room with appliances including an oven and a hob, and a conservatory to the ground floor. Upstairs, there are three generous bedrooms, the master benefitting from build in wardrobes and a refitted family bathroom with a three-piece suite. The rear garden is private and enclosed and is mainly laid to lawn with a large section of patio. There is a single garage to the side of the property with off road parking behind as well as ample on road parking provision also available. The property benefits from field views to the rear with uninterrupted views. This property would make an excellent first time buy, or investment purchase and viewing is highly recommended.



LOCATION AND AMENITIES

Colne is a popular village located approximately 5 miles outside of St Ives and roughly 10 miles from Huntingdon's mainline train station which gets you in to London Kings Cross within the hour. In the other direction, Cambridge can easily be accessed via A14 or the guided busway from nearby St Ives. The village also offers a local pub and village hall. Within approximately a mile, there are other amenities such as a convenience store, petrol station, hairdresser and for those that love the outdoors the RSPB Ouse Fen Nature Reserve is just a couple of miles from the property. Excellent walks can be accessed throughout the village and can often be found frequented by dog walkers and ramblers. The nearest town is St Ives which offers an array of shops, cafes, leisure centres and still hosts a market twice a week. The property is within St Helen's Primary School catchment area and admission to either St Ivo or Swavesey Village College is possible from Colne. The property is perfectly situated for a young family offering an excellent mix of amenities and rural village living.





FAQS

Tenure: Freehold

Postcode for SatNav: PE28 3PH

What3Words Location: messaging.range.sedated

Primary School Catchment: St Helen Primary School

Secondary School Catchment: Ramsey Village College or Chatteris

Sellers Onward Movements: No Forward Chain

Current Owners Lived In Property: 12 years

Rear Garden Boundaries: All

Water Meter: Yes

Loft: Boarded with Light

Carpets Replaced: 2023

Broadband: Full Fibre Internet to the Property

EPC Rating: D

Council Tax Band: B



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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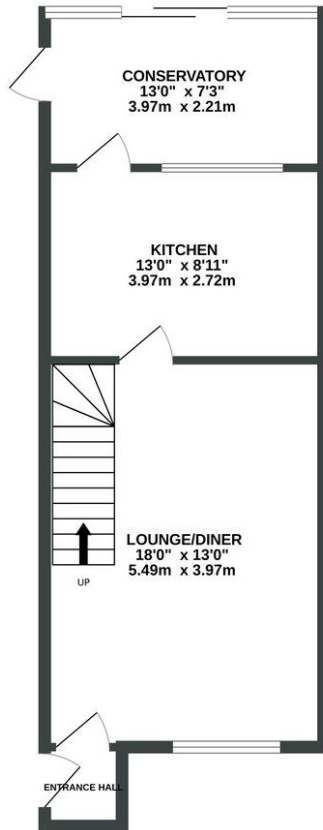
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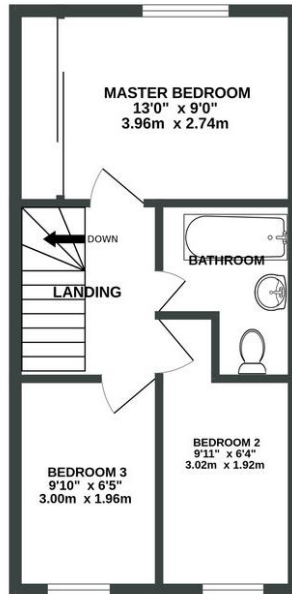




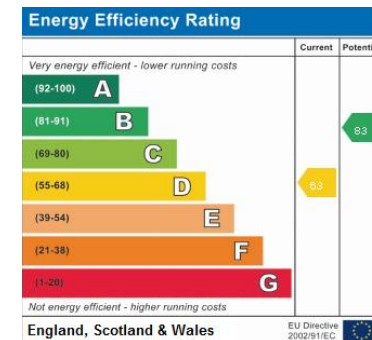
GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.2 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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