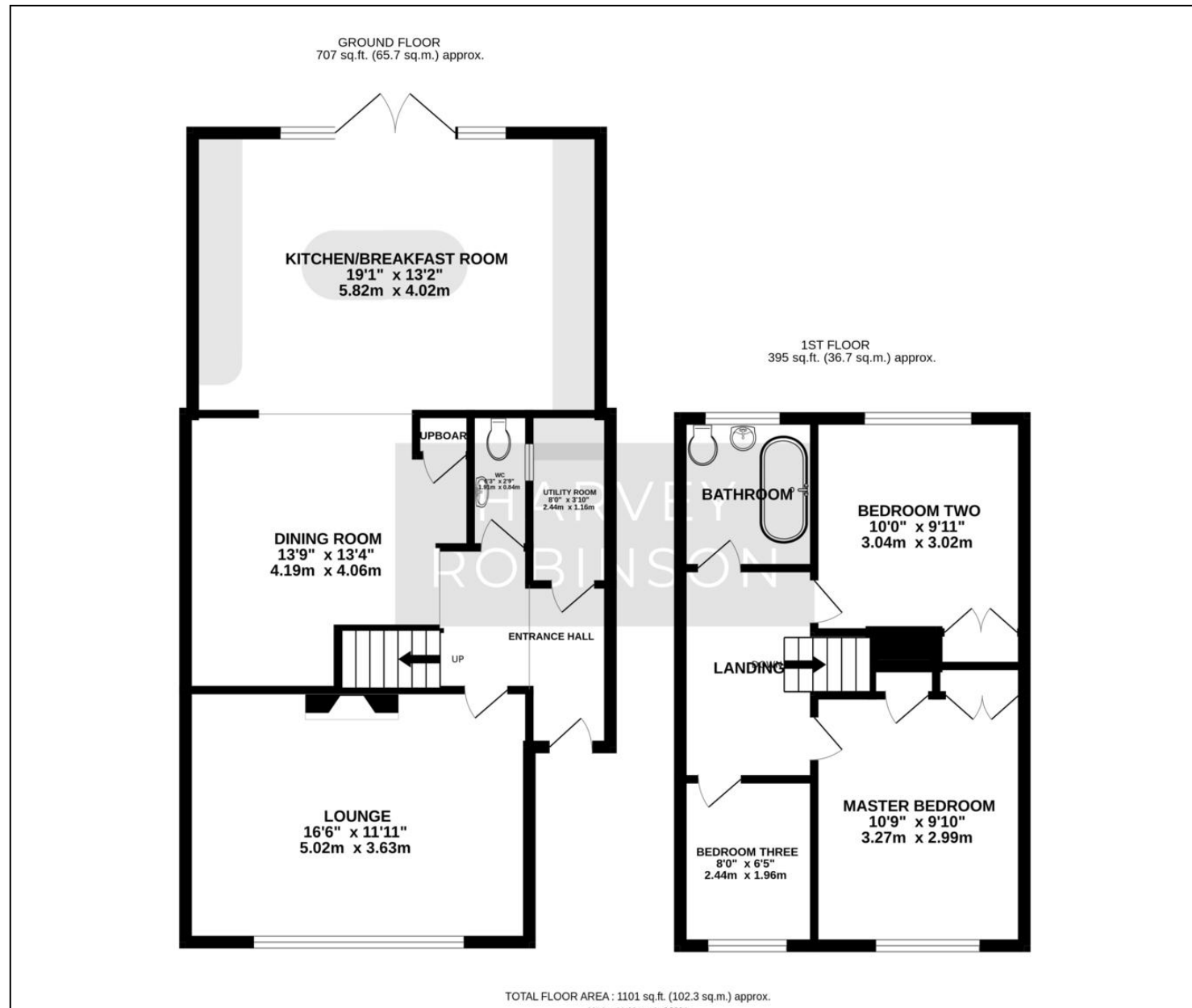


# HARVEY ROBINSON



## 24 Goldpits, Warboys

LOCATION

"Double-Click To Insert Map"



MONEY LAUNDERING REGULATIONS 2017

harveyrobinson would like to make intending purchasers aware that any offer made on a property is subject to satisfactory customer due diligence and a property will not be removed from the market until we have received photographic ID and a proof of address document. Further information is available upon request.

DISCLAIMER

These details and floor-plan are produced in good faith and are to act only as a guide to the property and therefore do not constitute any part of a contract. Potential buyers are advised to re-check any measurements before committing to any expense. We check with every vendor if they are aware of any prohibitive/restrictive covenants which may affect the enjoyment of the title, should we be made aware of anything it will be noted within the brochure. We recommend that all title documents are checked by your conveyancer or legal representative before committing to any purchase.

- Three Bedroom
- Semi Detached Home
- Extended & Improved
- Large Open Plan Kitchen/Breakfast Room
- Utility Cupboard & Cloakroom
- Large Rear Garden
- Off Road Parking

**£300,000**  
**Freehold**

# HARVEY ROBINSON

\*\*\* GUIDE PRICE £300,000 - £325,000 \*\*\*

Harvey Robinson Estate Agents are delighted to bring to market this Three Bedroom Semi Detached Home in the sought after village of Warboys, North of Huntingdon. Offering in excess of 1,100sq ft of accommodation throughout, this spacious home has undergone a ground floor extension to make a stunning open plan kitchen/breakfast room with an opening to a

## INTRODUCTION

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This property is a must see to truly appreciate. To arrange a viewing or for further information, please contact our Huntingdon Office.

## LOCATION

Warboys is a large parish and a village on what was the eastern side of Huntingdonshire bordering on Cambridgeshire. Located approximately 7 miles from the historic market town's of Huntingdon and St Ives and 5 miles from the town of Ramsey. Warboys is a village that has a lot to offer people of all ages, whether you work in and around London or Cambridge and want an escape from the bustle of city life or would prefer to raise a family surrounded by the beautiful English countryside, Warboys could be the perfect fit for you.

The schools in Warboys are well-regarded with Warboys primary school and Bury church of England primary, and is in the catchment for Abbey College Secondary School located in Ramsey.

There are fantastic transport links via A1, A14 and Train direct to London from Huntingdon's Train station, As well as the guided bus to Cambridge from St Ives.

The village benefits from many local amenities such as a local pub, café, restaurants and shops.

## FAQS

Tenure: Freehold  
Council Tax Band: C  
Age of Property: Approx. 1950-1966  
Water Meter: No  
Primary School Catchment: Warboys Primary  
Secondary School Catchment: Ramsey Abbey  
Garden Aspect: North  
Loft: Part boarded

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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