



HARVEY ROBINSON

£150,000
Providence Close
Somersham, PE28 3YR

- Ground Floor Flat
- One Double Bedroom
- Impressive Refitted Kitchen
- Open Plan Lounge Dining Room

- Refitted Family Bathroom
- Communal Garden
- Allocated Parking Space
- Walking Distance to Amenities



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this spacious and much-improved ground floor flat in the centre of the popular village of Somersham. Offered for sale with no forward chain, this property has been thoughtfully upgraded and improved by the current owners and in brief comprises an open plan lounge dining room enjoying views over the garden, a recently refitted kitchen, a double bedroom and a family bath room. The kitchen was refitted in 2023 to an excellent standard and incorporates a new gas central heating boiler as well as ample storage and stone worktops. Outside, there is allocated off road parking for one vehicle within the private courtyard development as well as designated visitor parking available. The property also benefits from an ample garden which is enclosed and shared between this flat and the one above. This space wraps around the building and enjoys an excellent degree of privacy as well as providing additional storage with a large shed. This property would make an excellent first time buy, downsize or investment and must be viewed to be appreciated. Do not delay in contacting our St Ives office to arrange a viewing.



LOCATION AND AMENITIES

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 A1309 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.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3YR

What3Words Location: dusts.hissing.discusses

Council Tax Band: A

EPC Rating: To Follow

Lease Length Remaining: 965 Years

Maintenance Charge and Ground Rent: £36.00 per month, reviewed annually

Current Owners Purchased Property: June 2020

Seller's Onward Movements: No Forward Chain

Primary School Catchment: Somersham Primary

Secondary School Catchment: Cromwell Community College, Abbey College Ramsey

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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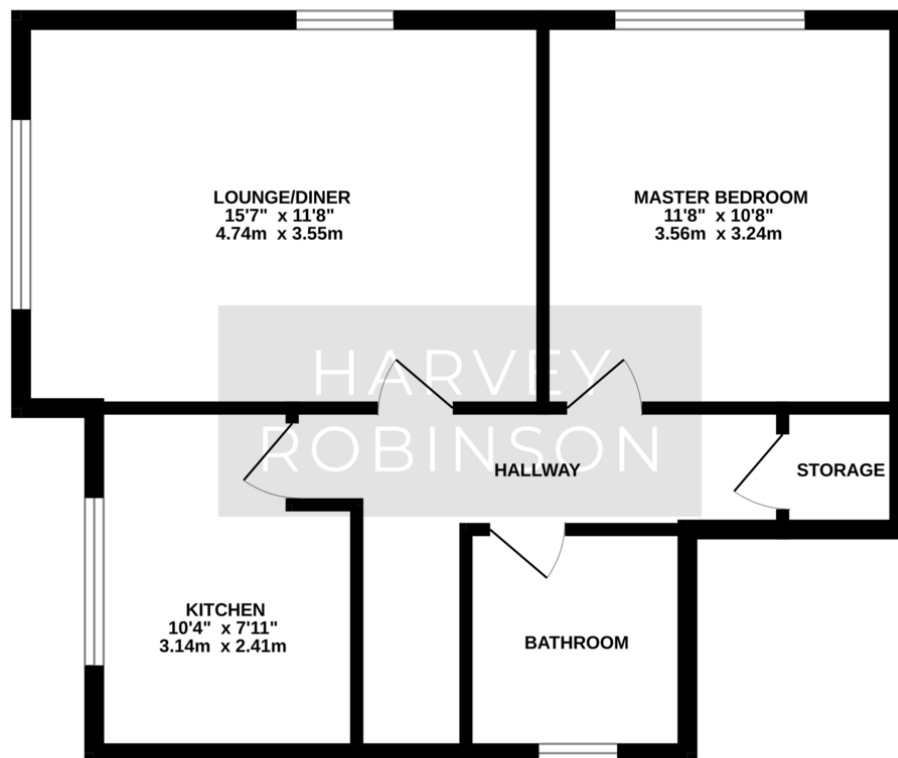
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GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	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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