



HARVEY ROBINSON

Guide Price

£300,000

Church Leys

Fenstanton, PE28 9QD



- Semi-Detached Bungalow
- Two Double Bedrooms
- Open Plan Living Area
- 

- Off Road Parking
- Single Garage
- Recently Renovated Throughout
- Swavesey Village College Catchment

2 

1 

1 



## PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this detached bungalow in the sought-after village of Fenstanton. Having been fully renovated by the current owners, this two bedroom bungalow offers versatility and modern comforts inside. The accommodation in brief comprises an entrance hall, a three-piece family bathroom, two bright and airy double bedrooms, and a 21ft open plan lounge/kitchen diner, with newly fitted kitchen and double doors to the back garden. To the rear, there is an enclosed rear garden with access to the driveway and front of the single garage. To the side there is a driveway for multiple vehicles and to the front there is a small garden laid to lawn, setting the property back from the road. Interest on this unique bungalow is expected to be high so to avoid missing out, contact the St Ives office to arrange a viewing.





## 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 9QD

What3Words Location: ///dome.hairstyle.unhelpful

Seller's Onward Movements: Upsizing locally

EPC Rating: D

Council Tax Band: C

Rear Garden Boundary:

Rear Garden Aspect: North East



## 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](http://harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2024  
British Property Awards 2024 – Gold Winner  
4.9 Star Google Review Rating

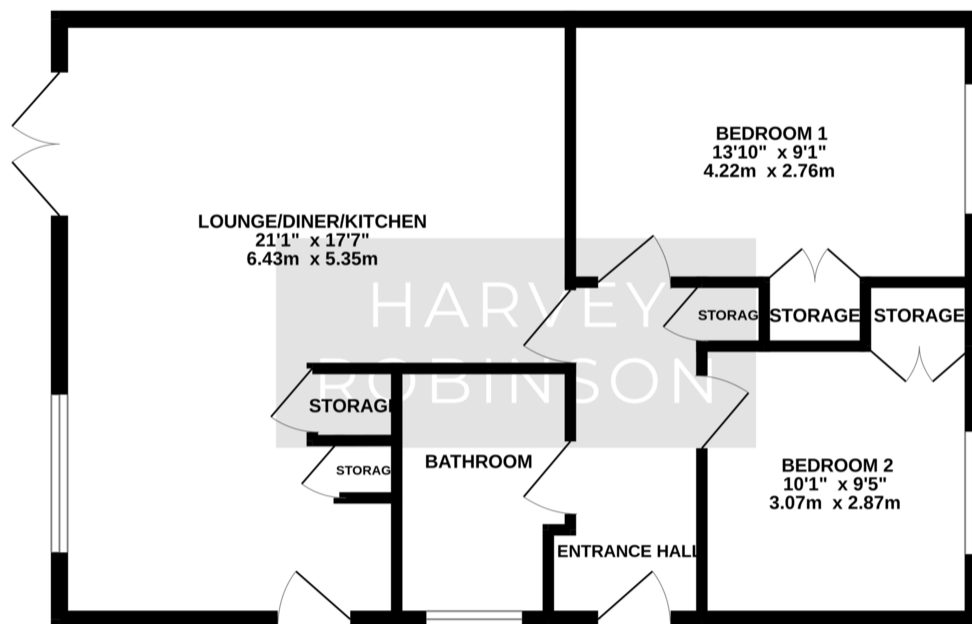








GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 648 sq.ft. (60.2 sq.m.) approx.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 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

OFFICE ADDRESS

9 White Hart Court, St Ives,  
Cambridgeshire, PE27 5EA

CONTACT

01480 454040  
stives@harveyrobinson.co.uk  
www.harveyrobinson.co.uk