



HARVEY ROBINSON

Offers In Excess Of  
**£290,000**  
Simmer Piece  
Fenstanton, PE28 9LT

- Three Bedroom Mid-Terraced Home
- Recently Refitted Kitchen
- Open Plan Lounge Diner
- Desirable Village Location

- Swavesey Village College Catchment
- En-Bloc Garage
- Ample Off-Road Parking
- Westerly Facing Garden





## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present this three-bedroom mid-terraced home in the sought after village of Fenstanton. Ideally positioned for the local amenities and in the very sought after Swavesey Village College catchment, this property is ideal for first time buyers or as an investment purchase. Upon entering the property there is a welcoming entrance hall which leads into the spacious open-plan lounge/dining room which offers a fantastic bay window to the front and the recently refitted kitchen is situated to the rear with access out into the rear garden. Upstairs there are three bedrooms, two of which are good size double bedrooms and the third is a good-sized single room which could equally be utilised as a fantastic work-from-home space or an office. Outside the property offers a single, en-bloc garage with ample parking to the front of the home and further parking available on the road. Viewings of this delightful property are essential to appreciate the accommodation on offer and can be arranged by contacting the St Ives office.



### 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, dentist, 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 9LT

What3Words Location: playful.beauty.bronzed

Council Tax Band: C

Council Tax Cost: £2,006p/a

EPC Rating: C

Construction Type: Standard

Conservation Area: No

Heating Type: Gas Central Heating

Utilities: Mains Water, Mains Electricity, Mains Sewage

Property Owned For: 8 years

Seller's Onward Movements: Upsizing Locally

Rear Garden Boundary: Left

Rear Garden Aspect: North East

Garage: En Bloc

Primary School Catchment: Fenstanton Primary, Hilton Primary

Secondary School Catchment: Swavesey Village College

Water Meter: No

Loft: Part-boarded



## 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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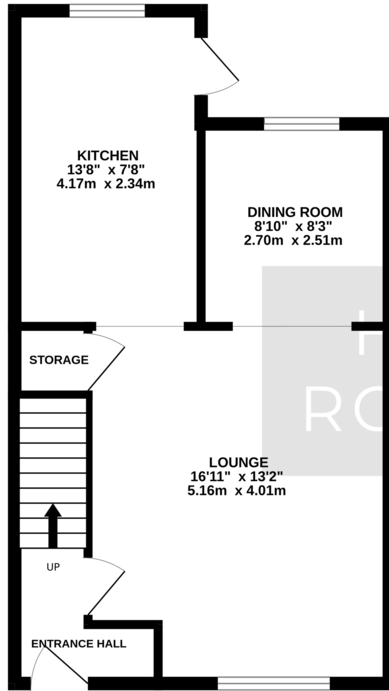
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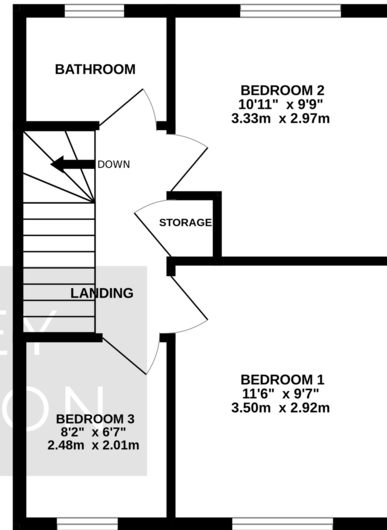


Welcome To My Allotment  
Trespassers will be composted

GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



FIRST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



HARVEY  
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TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.  
Made with Metropix 62025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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

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