



35 Hemingford Road, St. Ives, PE27 5HE



Guide Price: £350,000

Freehold

Hemingford Road, St. Ives, PE27 5HE

- Three Double Bedroom Family Home
- Three Reception Areas
- Refitted Kitchen and Bathroom
- Enclosed Rear Garden
- Open Field Views to Rear
- Single Garage and Parking
- Well-Presented Throughout
- Sought After Location
- Freehold
- Energy Rating: D/66

A three-bedroom home situated in this sought-after location with the benefit of beautiful open field views to the rear.

The property is well-positioned, only a short walk to both the centre of Hemingford village and St. Ives town centre, whilst also offering easy and convenient access to major road links, including access into Cambridge.

The property comprises - entrance hall, living room opening to dining room, garden room, refitted kitchen/breakfast room with space for appliances.

Upstairs provides three double bedrooms and a refitted family bathroom.

Further benefits include an enclosed rear garden, laid to lawn with patio seating area, raised borders and stunning open-field views to the rear. A single garage with power and light connected and off-road parking.

Huntingdonshire District Council
Council Tax Banding C.



Accommodation

Entrance Hall

Living Room 15'10" x 11'3" (4.83m x 3.43m).

Dining Room 12' x 9'4" (3.66m x 2.84m).

Garden Room 11'5" x 8' (3.48m x 2.44m).

Kitchen 10' x 8'10" (3.05m x 2.7m).

Landing

Bedroom 1 13'11" x 10'6" (4.24m x 3.2m).

Bedroom 2 15'1" x 9' (4.6m x 2.74m).

Bedroom 3 12'8" x 10'5" (3.86m x 3.18m).

Bathroom

Single Garage



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Thomas Morris

24-26 Crown Street, St. Ives, Cambridgeshire,
PE27 5AB

T: 01480 468066

stivesenquiries@thomasmorris.co.uk

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