



HARVEY ROBINSON

Offers In Excess Of
£150,000
Church Street
Needingworth, PE27 4TB

- * Attention Investors *

- Character Cottage

- Two Bedrooms

- Potential to Extend and Improve (STPP)

- Impressive Rear Garden

- Various Outbuildings

- Rarely Available Renovation Opportunity

- Sought After Village Location

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this rarely available, freehold renovation opportunity in the heart of Needingworth village. Offered for sale with no forward chain, this end of terraced cottage has character and charm whilst offering the potential to extend and improve throughout. The property has two bedrooms upstairs with a large storage cupboard in one. Downstairs, there is a lounge with inset feature fireplace, a central hallway housing further storage and a kitchen to the rear. There is an outside toilet which is situated in a range of timber outbuildings to the rear of the property. The rear garden is spacious and private meaning that the property lends itself to being extended (STPP) as many of the other properties on the road have. Once renovated, this property would make an excellent family home or rental opportunity. Viewing of this unique renovation opportunity is highly recommended and can be organised by contacting our St Ives office.

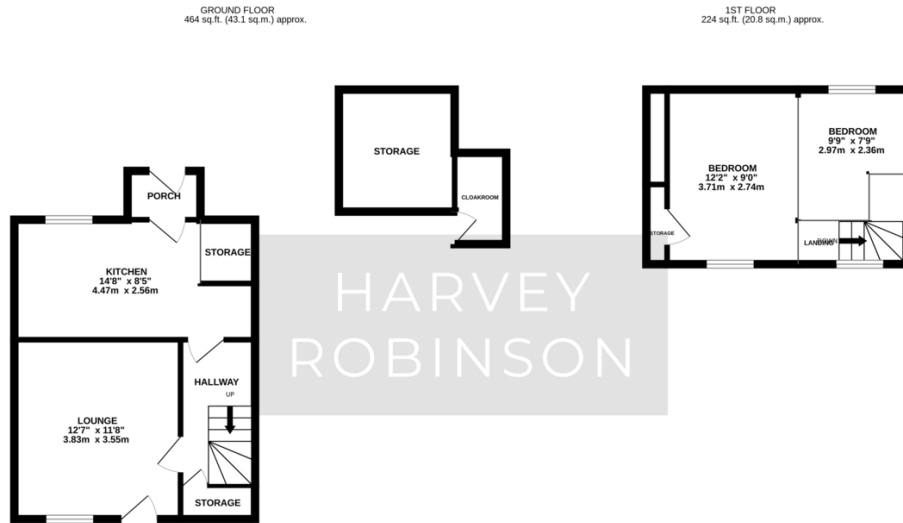


LOCATION AND AMENITIES

Needingworth which is twinned with nearby Holywell can be found just two miles east of the popular market town of St Ives. The village itself is a quiet, well established community which is well served by a village shop, village hall with many activity groups, and a post office as well as three local pubs in the Pike and Eel, the Queen's Head and the Old Ferry Boat Inn. There is a Church of England primary school within Needingworth, whilst the village falls within the catchment area for St Ivo secondary school. There is also an active bowls club and tennis club within the village as well as rural countryside walks perfect for dog walking. Just a short car journey away is St Ives which offers immediate access to the guided bus which will take you to Cambridge in just over 30 minutes. St Ives offers a wealth of shops, restaurants, and leisure centres as well as a twice weekly market. The nearest station is Huntingdon which offers a mainline direct route to central London in approximately an hour and can be found just 20 minutes from the property.







TOTAL FLOOR AREA : 688 sq.ft. (63.9 sq.m.) approx.
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FAQs

Post Code for SatNav: PE27 4TB

Tenure: Freehold

What3Words: televise.listings.museum

Rights of Way: There is a traditional barrow access to the rear of the property which can be accessed by the next door neighbour to access their rear garden

Council Tax Band: B

EPC: G

Water Meter: No

School Catchment Areas: Needingworth Primary and St Ivo Secondary

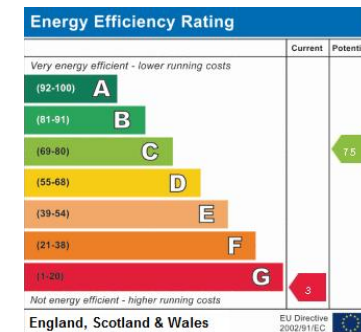
EPC Rating: To follow

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.



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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