



HARVEY ROBINSON

£325,000  
Harris Crescent  
Needingworth, PE27 4TE



- Mid Terraced Family Home
- Three Generous Bedrooms
- Open Plan Kitchen Dining Room
- Downstairs Shower Room

- Off Road Parking
- Modernised Throughout
- Immaculately Presented Throughout
- Log Burner Featured In Lounge



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present for sale this three-bedroom mid terraced home. Situated in the heart of the well-loved village of Needingworth, this property is perfect for families and first-time buyers. Completely refurbished in 2021, the property comprises a spacious entrance hall which leads to the lounge, featuring a log-burner which is perfectly placed for the colder months. There is an open-plan kitchen diner area with French doors opening to the rear garden and a skylight which floods the space with natural light. To finish the ground floor there is a spacious shower room. To the first floor, there are three well-sized bedrooms and a recently re-fitted three-piece family bathroom. This property is immaculately presented throughout and boasts a modern finish. The property benefits from a landscaped rear garden with a beautiful veranda. Overlooking the village playing field, the garden boasts privacy and is not overlooked. There is a private driveway to the front of the property which offers ample off-road parking. Interest in this beautiful property is expected to be high, so to avoid missing out contact the St Ives office to arrange a viewing.





## 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.









### FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 4TE

What3Words Location: ///exchanges.listening.intend

Current Owners Purchased Property: 3 years ago

Property Build: 1950's

Seller's Onward Movements: Buying on

EPC Rating: D

Council Tax Band: B

Council Tax Cost: £1818.94

Rear Garden Boundary: Right

Rear Garden Aspect: East

Water Meter: No

Boiler Installed: 2021

UPVC Windows: 2021

Loft: Partially 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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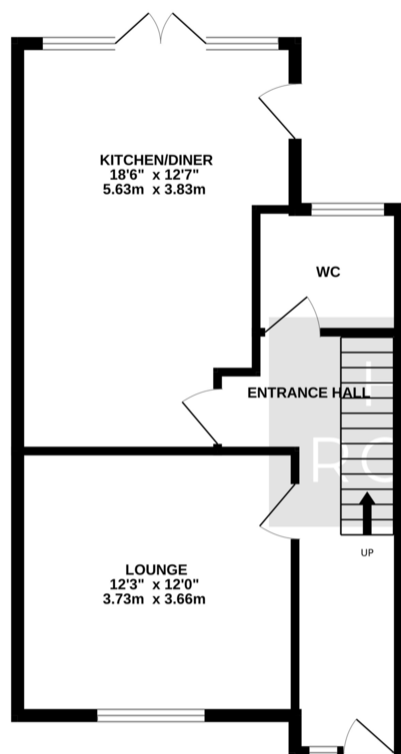
4.9 Star Google Review Rating



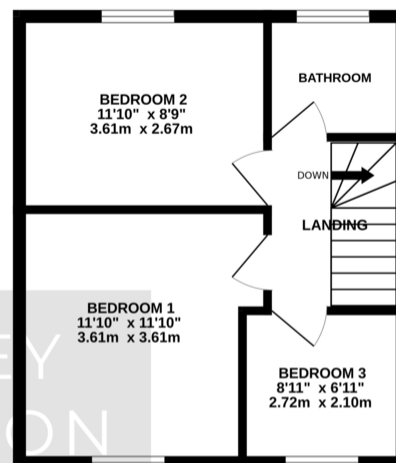




GROUND FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 853 sq.ft. (79.2 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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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### OFFICE ADDRESS

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