



HARVEY ROBINSON

Offers In Excess Of
£350,000

Bramley Avenue
Needlingworth, PE27 4UD

- Detached Bungalow
- Two Bedrooms
- Sought After Village Location
- Private South Facing Garden

- Ample Off-Road Parking
- Single Garage
- Immaculately Presented Throughout
- No Onward Chain



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer For Sale this rarely available detached bungalow in the ever-popular village of Needingworth. Occupying a generous corner plot, this immaculately presented bungalow is available with immediate vacant possession and no forward chain and must be viewed to be appreciated. The accommodation in brief comprises a light and airy entrance hall, a refitted kitchen breakfast room with ample room for a small table, a generous lounge, two double bedrooms and a refitted family bathroom. The property benefits from gas central heating and UPVC double glazing throughout and is neutrally presented making this home 'move in ready.' Outside, the property sits centrally on a large plot that wraps around the property. The front garden is mainly laid to lawn with mature flower beds encircling this. There is a large bloc paved driveway to the front, providing off road parking for numerous vehicles as well as a driveway leading to the single garage to the side. There is additional parking with double gates to the rear of the garden, perfect for a motor home. The rear garden enjoys an excellent degree of privacy and is walled making it fully enclosed. There is a workshop to the rear of the garage and a brick built shed to the side of the property creating even more useful storage space. Homes of this calibre do not stay on the market for long so please do not hesitate to call the St Ives office to arrange your 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 4UD

What3Words Location: interests.spans.spout

Property Built: 1970s

Council Tax Band: C

EPC Rating:

Heating Type: Gas Central Heating

Utilities: Mains Water, Mains Electricity, Mains Sewage

Property Owned: ~7 years

Seller's Onward Movements: Property not needed - No Onward Chain

Rear Garden Boundary: Right

Rear Garden Aspect: South West

Primary School Catchment: Needingworth Primary School

Secondary School Catchment: St Ivo Secondary School

Boiler Installed: 2012

Boiler Serviced: 2025

Water Meter: Yes

Loft: Boarded, with light and ladder

Property is sold as seen.

Alarm has two year warranty until November 2025.



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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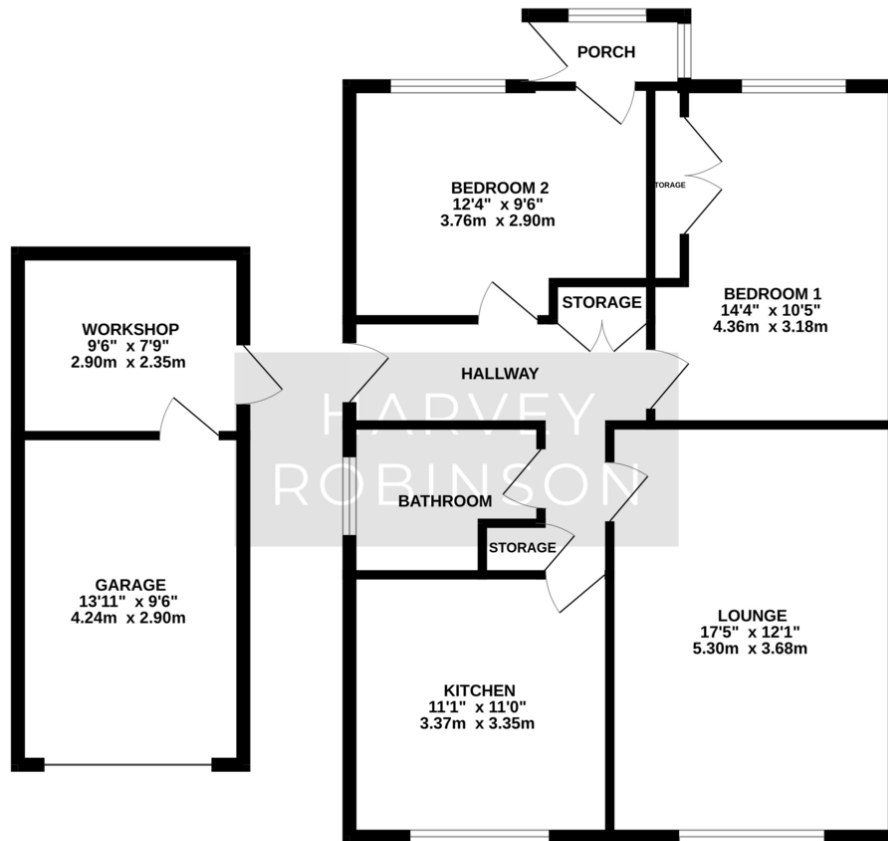
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating





GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA: 957 sq.ft. (88.9 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 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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