

HARVEY ROBINSON

Offers In Region Of  
£300,000

Overcote Lane  
Needingworth, PE27 4TL

- Detached Chalet Bungalow
- Two/Three Double Bedrooms
- Upstairs Bathroom
- Converted Garage

- Generous Front and Rear Garden
- Ample Off Road Parking
- Sought After Village Location
- No Forward Chain

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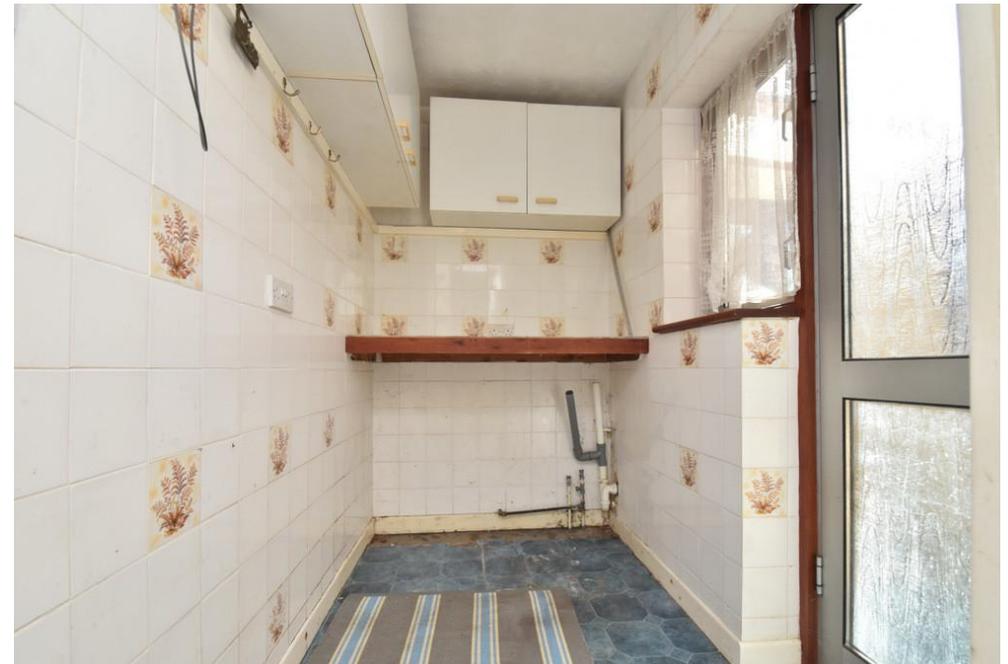
## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale, with no forward chain, this rarely available extended family home in Needingworth. Nestled in the heart of the village and arranged over two floors, the property in brief comprises an entrance hall leading to a full width living room, a large and bright kitchen/breakfast room and a dining room. The ground floor has been extended to provide an additional utility room, a boot room and a large conservatory leading out to the rear garden. In addition to this, the garage conversion offers a versatile conversion which could be used as the perfect work from home space or an additional bedroom which has been fitted with a very handy WC. Upstairs, there are two bedrooms both with built in storage and a family bathroom which is fitted with a three-piece suite. The rear garden is private and enclosed and enjoys a south-westerly aspect, perfect for enjoying the evening sun. The property offers ample parking on the private driveway which can hold multiple cars. The house requires modernisation throughout and provides the opportunity for any buyer to put their own stamp on a house. Viewings are 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.





## FAQS

Tenure: Freehold

Post Code for SatNav: PE27 4TL

What3Words Location: ///junction.mammals.hazy

Council Tax Band: C

EPC Rating: D

Conservation Area: No

Heating Type: Gas Central Heating

Utilities: Mains Water, Mains Electricity, Mains Sewage, Fibre to Premises

Property Owned For: ~50 years

Seller's Onward Movements: No Forward Chain

Rear Garden Aspect: South West

Garage: Converted

Primary School Catchment: Holywell C of E Primary School

Secondary School Catchment: St Ivo Secondary School

Water Meter: Yes

Boiler Installed: After 2020, exact date unknown

Loft: 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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For independent whole of market mortgage advice please call the team to book your appointment.

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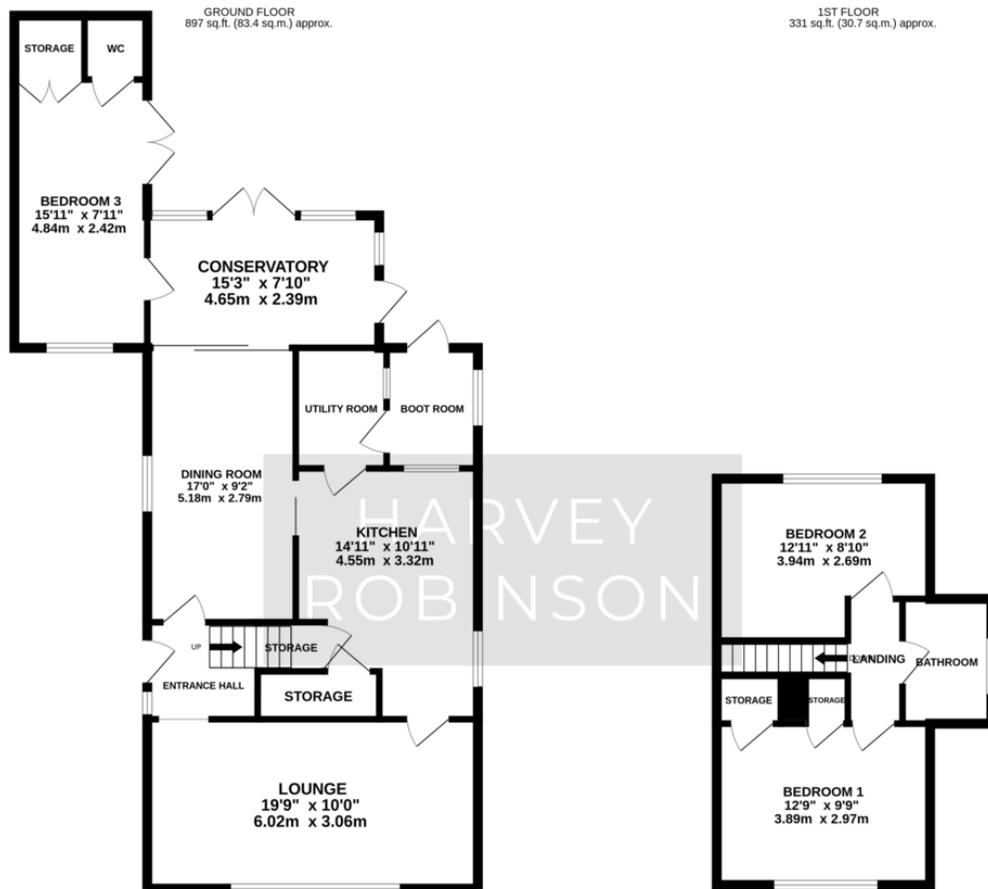
Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 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

HARVEY ROBINSON

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