



HARVEY ROBINSON

Offers In Excess Of
£280,000

Bramley Avenue
Needingworth, PE27 4UD

- Semi-Detached Bungalow
- Two Double Bedrooms
- South Facing Rear Garden
- Single Garage

- Refitted Kitchen
- Family Shower Room
- Conservatory Extension
- Well Presented Throughout

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are pleased to offer For Sale this rarely available semi-detached bungalow in the popular village of Needingworth. Well-presented throughout and available with no forward chain, this property is offered in 'move in ready condition'. The property comprises an entrance porch leading to an inner hall which provides access to the internal living and sleeping accommodation. The refitted kitchen and the master bedroom can be found to the rear of the property enjoying a southerly aspect which floods these spaces with natural light. The generous lounge and the second double bedroom can be found to the front of the property. In addition, there is a refitted family shower room, a generous airing cupboard housing the gas central heating boiler and an extended conservatory to the rear providing direct access to the rear garden. The property sits centrally on a private plot with a pleasant front garden which has been largely hard landscaped with low maintenance in mind. The rear garden is southerly in direction and has a large section of patio as well as lawn and mature borders. There is a single garage and driveway which can be found to the side of the property. This property is expected to be popular so please do not hesitate to contact our St Ives office to organise 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: picturing.inserted.trails

Seller's Onward Movements: No Forward Chain

Council Tax Band: B

EPC Rating: C

Rear Garden Aspect: South

School Catchment Areas: Needingworth Primary and St Ivo Secondary

Water Meter: Yes

Boiler Last Serviced: November 2024

Loft: Part 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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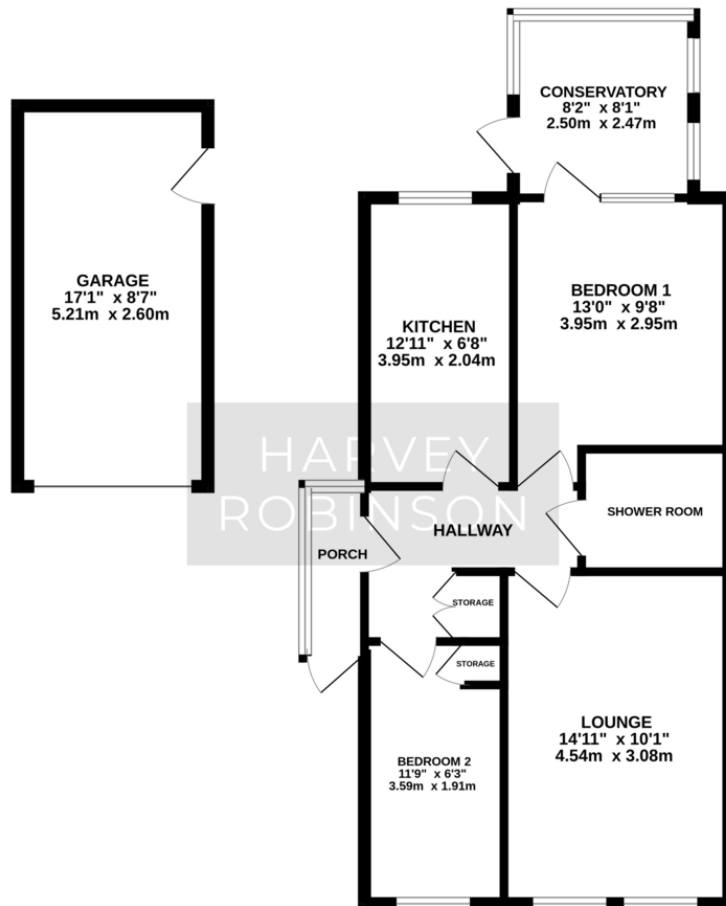
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating





GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	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

HARVEY ROBINSON

OFFICE ADDRESS

9 White Hart Court, St Ives,
Cambridgeshire, PE27 5EA

CONTACT

01480 454040
stives@harveyrobinson.co.uk
www.harveyrobinson.co.uk