



HARVEY ROBINSON

£340,000

Russett Avenue

Needingworth, PE27 4UE

- Fully Renovated Bungalow
- Open Plan Kitchen Dining Room
- Two Double Bedrooms
- Refitted Family Bathroom

- Extended Accommodation
- Ample Driveway Space
- Additional Conservatory
- Impressive Field Views



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this spacious semi-detached bungalow, nestled in a quiet cul-de-sac in the ever-popular village of Needingworth. Offering extended living accommodation as well as two generous bedrooms, the property in brief comprises an 18ft (approx.) entrance hallway, an 18ft (approx.) lounge, a spacious galley-style kitchen fitted in a white shaker unit and wood-effect countertops, an adjoining dining room, a conservatory, two spacious double bedrooms, and a stunning refitted shower room fitted in a white and cream full-height tile. Externally to the rear there is a private south facing garden with field views behind, whilst to the front there is off-road parking for two vehicles. Interest on this thoughtfully refitted bungalow is expected to be very high, so to arrange a viewing contact the St Ives office.



LOCATION AND AMENITIES

Needlingworth 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 Needlingworth, 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 4UE

What3Words Location: rhino.examples.keyboards

Council Tax Band: B

EPC Rating: C

Current Owner Purchased Property: 5 Years Ago

Seller's Onward Movements: Relocating Out of the Area

Rear Garden Boundaries: Left and Rear

Rear Garden Aspect: South

Boiler Installed: 2023 with Service History

UPVC Windows Replaced: 2023

Loft: Part-boarded with Light

School Catchment Areas: Needingworth and Holywell Primary and St Ivo Secondary



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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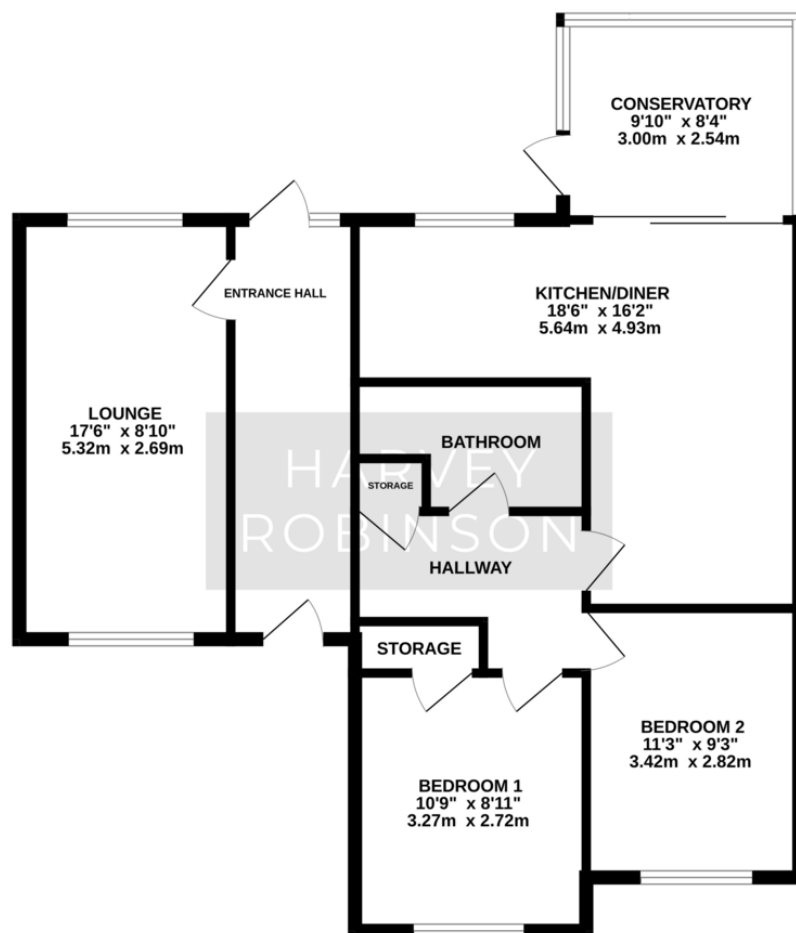
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating





GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 73 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

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