



HARVEY ROBINSON

£275,000  
Chapel Road  
Earith, PE28 3PU

- Semi-Detached House
- Three Generous Bedrooms
- Refitted Kitchen
- Open Plan Kitchen Diner

- Private, Enclosed Rear Garden
- Detached Single Garage
- Ample Off-Road Parking
- Non-Estate Location



## PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this semi-detached starter home, located in the popular Cambridgeshire village of Earith. This three-bedroom property offers spaciousness throughout and has been renovated in part and decorated through the whole house. The downstairs accommodation in brief comprises a porch leading to a wide entrance hallway finished with a light wood-effect LVT flooring throughout, an open plan kitchen diner that spans the rear of the property and which has been recently refurbished and has been fitted with shaker style cupboards finished in a light matte stone colour, and a cosy lounge at the front of the property. Upstairs there are three bedrooms, two doubles and a further single room currently used as an office, as well as a three-piece family bathroom with shower over the bath. Outside to the rear there is a spacious garden, mainly laid to lawn with a patio area leading to side access to a 18ft x 9ft (approx.) single garage, fitted with a manual up-and-over garage door. To the front, there is off-road parking for two vehicles in front of the garage. Interest on this perfect starter home is expected to be high, so to avoid missing out contact the St Ives office to arrange a viewing.



## LOCATION AND AMENITIES

Earith, a historical village mostly in part due to its proximity to the river Great Ouse, can be found just five miles from St. Ives town centre and therefore offers quiet family living just a stones' throw from a town offering shops and amenities. The village itself offers a post office, a barber, a takeaway, and the riverside Crown pub, which is often frequented by those in the village. There is also a preschool and a primary school in the village, with the nearest secondary school being located in Ramsey or Swavesey. There are excellent countryside walks within the village, making the location perfect for dog walkers, young families, or ramblers, while the RSPB wetland nature reserve - one of the largest in the UK - offers stunning countryside walks. For those that prefer life near the water, Hermitage Marina is just a short distance away from the property and is home to many leisure boats, and the river offers additional amenities via motor boating, a rowing club, kayaking, or paddleboarding, just to name a few.

Earith offers great access to the guided bus in St Ives or Longstanton, which offers a direct route to Cambridge in just over half an hour, and train stations offering fast rail connections can be found in both Ely and Huntingdon, with Kings Cross just 50 minutes away by train. By car, Cambridge can also be accessed in just over half an hour, while the historic city of Ely is just 11 miles away and can be accessed in around 20 minutes. Nearby St. Ives has a huge amount to offer homebuyers and great local amenities. In St. Ives, you will find plenty of shops and great restaurants in the area, as well as some local supermarkets.





## FAQ'S

Tenure: Freehold

Property Constructed: 1976

Post Code for SatNav: PE28 3PU

What3Words Location: ///river.bright.unleashed

Council Tax Band: C

EPC Rating: C

School Catchment Areas: Earith Primary School, Ramsey Abbey & Swavesey Village College

Seller's Onward Movements: Seller purchasing locally

Current Owners Lived in Property: 3 1/2 years

Boiler: Age not known,, service history since Dec 2020

Rear Garden Boundaries: Left

Rear Garden Aspect: North

Loft: Boarded with ladder and light

All light fittings and blinds to stay in property.



## 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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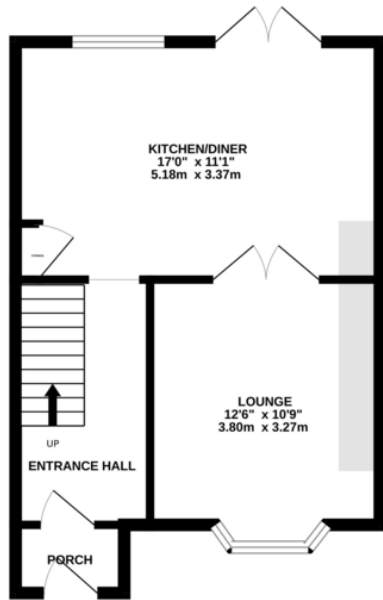
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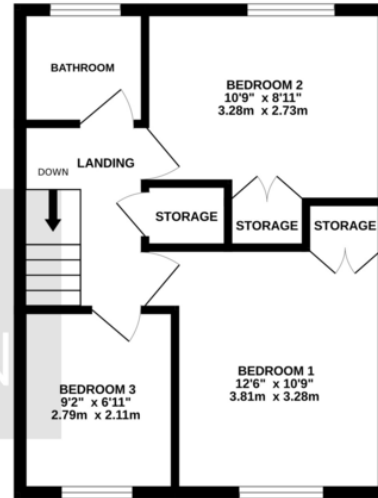




GROUND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 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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