



HARVEY ROBINSON

£250,000
Greenfields
Earith, PE28 3QZ

- Semi-Detached Home
- Renovation Opportunity
- Three Generous Bedrooms
- Open Plan Kitchen Diner

- Private Rear Garden
- Single Garage
- Off Road Parking
- Perfect For First Time Buyers



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this rarely available renovation opportunity within the heart of the village of Earith. Arranged over two floors, this well-proportioned three bedroom semi-detached home offers the potential for any investor or first time buyer to put their own stamp on a property. The ground floor accommodation is centred around a generous open plan kitchen dining room which enjoys excellent views over the rear garden. There is ample understairs storage and direct access to the lounge which can be found to the front of the property. Upstairs, there are three bedrooms, two of which are double rooms with in built storage. Completing the accommodation, there is an airing cupboard and an upstairs bathroom. Outside, the property has an enclosed rear garden which hard landscaped and surrounded by panel fencing. There is a single garage to the side of the property with up and over door as well as a service door to the rear. The property has ample off road parking on a driveway to the front as well as a pleasant front garden. Situated in a quiet cul-de-sac location, the property enjoys a good degree of privacy. Viewing of this perfect project home is essential and can be organised by contacting our St Ives office.



LOCATION AND AMENITIES

Earith, a historic village 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

Post Code for SatNav: PE28 3QZ

What3Words Location: punctuate.jousting.snapping

Property Constructed: 1980's

Council Tax Band: C

EPC Rating: D

Rear Garden Boundaries: Left

School Catchment Areas: Earith Primary and Ramsey Abbey Secondary

Water Meter: No

Sellers Onward Movements: Downsizing Locally

Current Owners Purchased Property: Approximately 30 years ago

Agents Note: The Sellers have advised us that neither the central heating boiler nor the electric shower are currently working.



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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

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

View all our properties at harveyrobinson.co.uk

Rated Exceptional in Best Estate Agent Guide 2023 & 2024

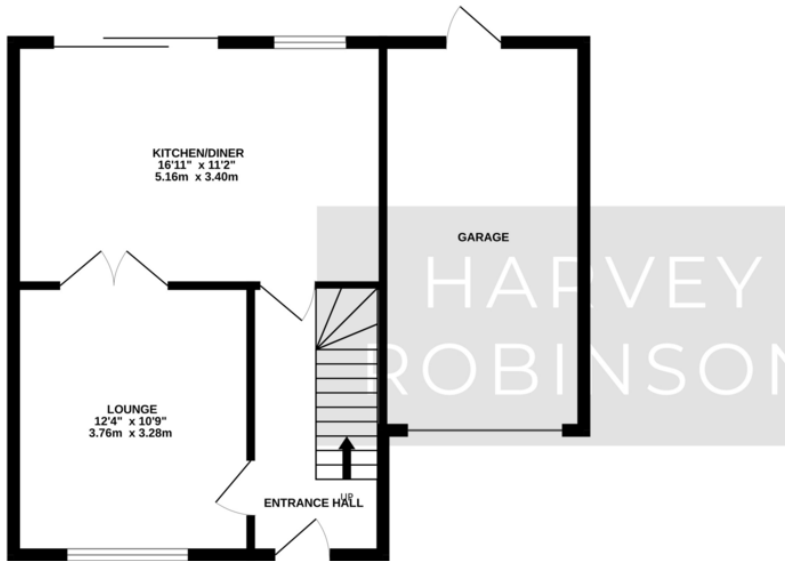
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

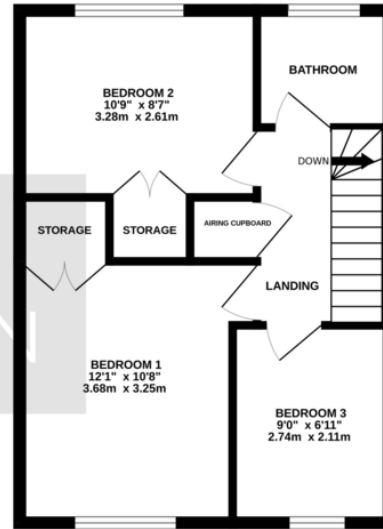




GROUND FLOOR
560 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 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