



HARVEY ROBINSON

£250,000

Darford

Earith, PE28 3QN

- Semi-Detached Home
- Two Double Bedrooms
- Refitted Kitchen/Diner
- Refitted Family Bathroom

- Private Large Rear Garden
- Driveway Parking
- Room to Extend (stpp)
- No Forward Chain



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present for sale this two bed semi-detached home in the popular village of Earith. Immaculately presented, this property has been recently renovated and modernised to a high standard. The ground floor accommodation in brief comprises an entrance hall, spacious lounge and an open-plan kitchen/diner which leads to the stunning rear garden. The shaker-style kitchen has been recently renovated and is finished with pale green cabinets and marble effect work surfaces. The first floor boasts two generous double bedrooms and a large three-piece suite family bathroom which has been finished with modern flooring and metro tiles. Situated at the end of a quiet cul-de-sac, this property has driveway parking for two cars. To the rear of the property, there is a breath-taking garden which is extremely generous in size. Viewing of this beautiful home is essential and can be done by contacting the Harvey Robinson office in St Ives.



## LOCATION

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 paddle boarding, 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

Post Code For SatNav: PE28 3QN

What 3 Words Location: ///nightfall.spell.limit

Tenure: Freehold

EPC: TBC

Property Built: 1950's

Current Owners Moved: 4 years ago

Onward Movements: No Chain

Rear Garden Boundary: Left

Rear Garden: North

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

Council Tax: Band C

Loft: Partly Boarded, no light or ladder

Boiler Installed: Unsure

Water Meter: No

Estimated Rental Income: £950 - £1050pcm



## 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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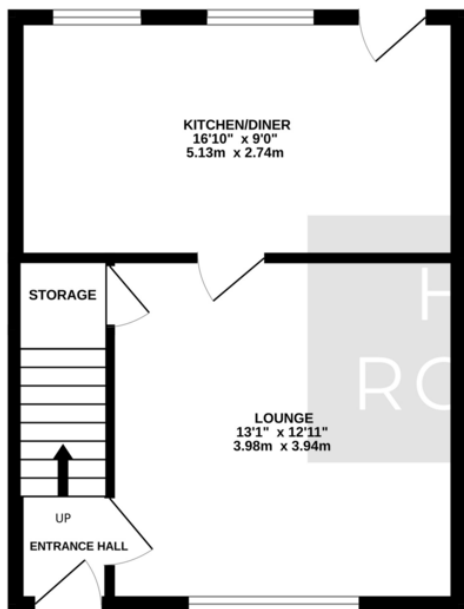
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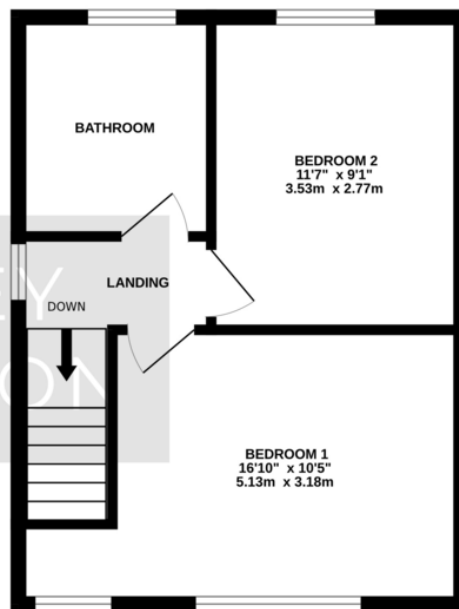




GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 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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