



HARVEY ROBINSON

£290,000
The Furlongs
Needingworth, PE27 4TX

- Mid Terraced Home
- Three Bedrooms
- Open Plan Kitchen and Lounge Diner
- Sought After Village Location

- Off Road Parking
- Garage En Bloc
- Generous East Facing Rear Garden
- Immaculately Presented Throughout

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are pleased to bring to the market this rarely available three bedroom home in the ever-popular village of Needingworth. Situated just a stones throw from St Ives, Needingworth offers everything that a young family could need whilst retaining a village feel. The property is well-presented throughout and in brief comprises an entrance hall, an open plan lounge dining room and a separate kitchen to the ground floor. The property is flooded with light with generous windows to the front and rear and the kitchen has been refitted in a wood effect unit with dark worktops and mirrored jade green glass tiling. The ground floor also benefits from tiled flooring and direct access to the rear garden from the open plan living area. To the first floor, there are three bedrooms, two doubles and a single and a family bathroom which is fitted in a white three piece suite with complimentary blue glass feature tiling. This property benefits from an excellent plot with generous front and rear gardens providing the home with an excellent degree of privacy. To the rear of the garden, there is a single garage and off road parking which can be accessed via St. Johns Close as well as ample on road parking to the front of the property. Immaculately presented throughout, this property must be viewed to be appreciated. Do not delay in calling our St Ives office to arrange 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 4TX

What3Words Location: headers.waters.burden

Property Built:

Council Tax Band: B

Council Tax Cost: £1,795.46 p/a

EPC Rating: C

Conservation Area: No

Heating Type: Gas Central Heating

Utilities: Mains Water, Mains Electricity, Mains Sewage

Property Owned For: 10 years

Seller's Onward Movements: Upsizing Locally

Rear Garden Boundary: Left

Rear Garden Aspect: East

Garage: En Bloc

Primary School Catchment: Holywell C of E Primary School

Secondary School Catchment: St Ivo Secondary School

Water Meter: Yes

Boiler Installed: 2014

Boiler Service: Nov 2024, with service certificate

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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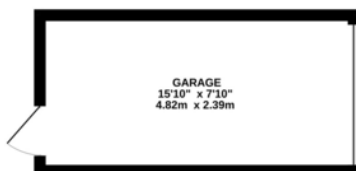
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

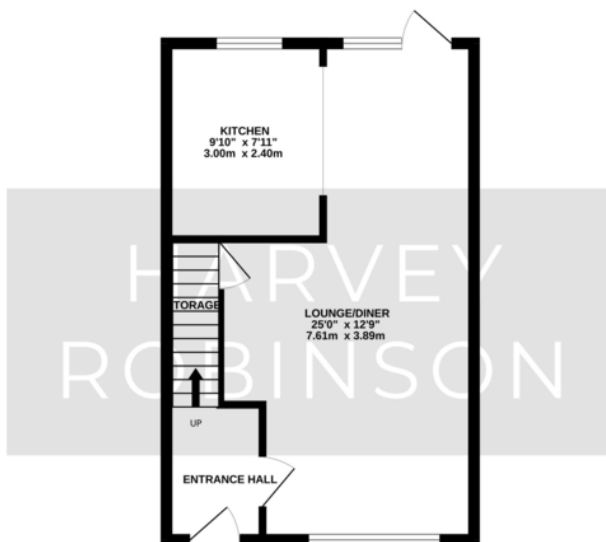




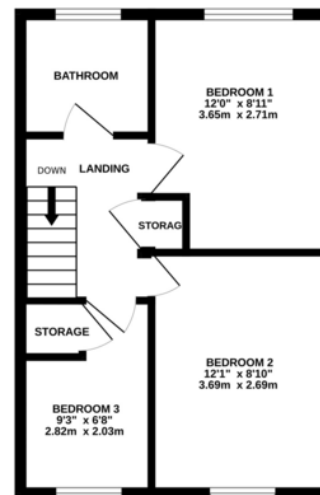
GARAGE
124 sq.ft. (11.5 sq.m.) approx.



GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 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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