



HARVEY ROBINSON

£260,000

Edwards Walk

Earith, PE28 3QX

- Semi-Detached Family Home
- Three Generous Bedrooms
- Downstairs Cloakroom
- Open Plan Kitchen Diner

- Enclosed Rear Garden
- Parking Area
- Well Presented Throughout
- Sought After Location

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this deceptively spacious three bedroom semi-detached home in the ever popular village of Earith. Located just a stones throw from the River Ouse, this property enjoys the tranquillity and serenity of village life whilst benefitting from excellent transport links to Cambridge, Ely and London. Arranged over two floors, the property in brief comprises a lounge, open plan kitchen / dining room and cloakroom to the ground floor, all accessed from a 27' hallway which provides the potential for a working from home space if required. Upstairs, there are three generous bedrooms, the largest of which is currently utilised as an additional reception space and a family bathroom which is fitted in a white three piece suite with new Aqualisa shower fitted over the bath. A number of the rooms have two windows, flooding the house with light and accentuating the ample proportions that the house offers. There is also a new gas central heating boiler in the property that was installed in 2024. The property is situated on a no-through road with just pedestrian access to the front giving the house a good degree of privacy. The rear garden is larger than average and is mainly laid to lawn with panel fencing enclosing this space. There is also a gate leading to the parking area which can be accessed via Chapel Road and providing off road parking provision.



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 3QX
What3Words Location: trials.chaos.cavalier
Current Owner's Purchased Property: 2017
Seller's Onward Movements: Moving out of Area - Will be Buying On
Council Tax Band: C
Construction Type: Standard
Property Constructed: 1976 - 1982
Conservation Area: No
Rear Garden Boundaries: Right and Rear
School Catchment Areas: Earith Primary and Ramsey Abbey Secondary
Water Meter: Yes
EPC Rating: C
Boiler Installed: 2024
Loft: Boarded with Light



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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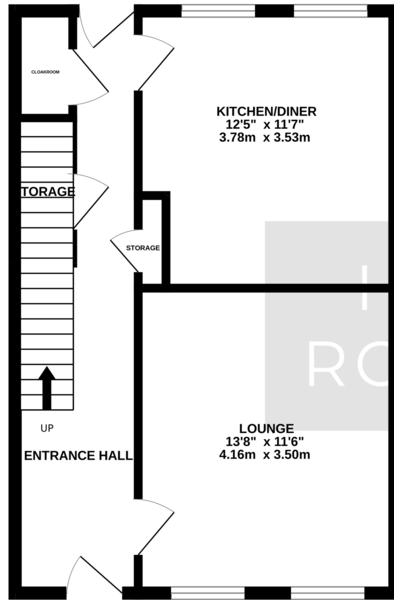
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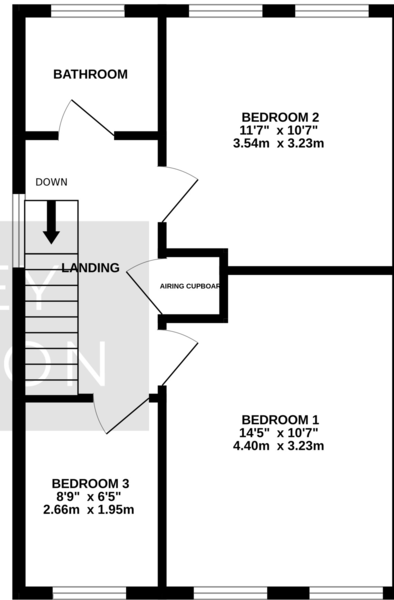




GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.2 sq.m.) approx.
Made with Metropix 62025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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

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