



HARVEY ROBINSON

Guide Price
£325,000-£350,000
1 Russett Avenue
Needingworth, PE27 4UE

- Semi-Detached Bungalow
- Two Bedrooms
- Open Plan Kitchen Diner
- Sought After Village Location

- Newly Renovated
- Spacious Single Garage
- Ample Off Road Parking
- Cul-de-sac Location

- 2 
- 1 
- 2 



PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this newly renovated semi-detached bungalow on a prominent corner plot, situated in the ever-popular village of Needingworth. Thoughtfully renovated by the current owner, this bungalow's accommodation in brief comprises an entrance porch, lounge with garden views, two bedrooms, a refitted family shower room, and a 16ft kitchen diner with direct garden access. This property has been carefully renovated throughout to a very high standard, each room tastefully decorated and finished, including new fitted kitchen with appliances and new fitted WC/shower room, as well as new flooring throughout, and is move-in ready. To the front of the property, ample off road parking can be found on the new block-paved double width driveway, and to the rear, a private enclosed garden can be found, mainly laid to lawn. From here, access to the extra large single garage with additional parking space can be found, with electric roller shutters to the front and personal door to the rear garden. Interest on this rarely available bungalow is expected to be high, so to avoid missing out contact the St Ives office to arrange a 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 4UE

What3Words Location: //////////////guitar.cello.limelight

Property Constructed: 1980's

Council Tax Band: B

EPC Rating: D

Owned For: 4 Months

Seller's Onward Movements: No Forward Chain

Rear Garden Aspect: North East

Loft: Partly Boarded with Ladder

Conservatory: 20 Years Old



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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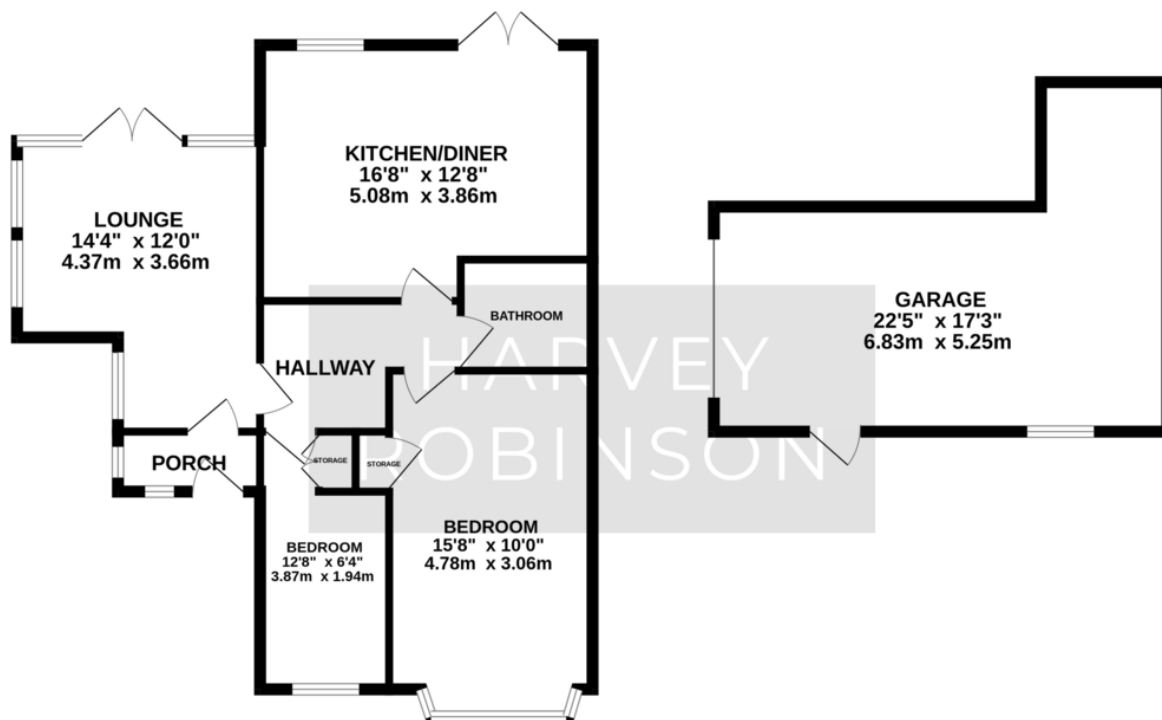
Rated Exceptional in Best Estate Agent Guide 2024

British Property Awards 2024 – Gold Winner

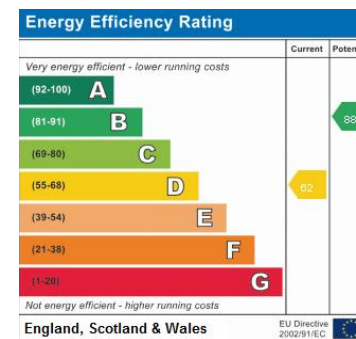
4.9 Star Google Review Rating



GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.
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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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