



HARVEY ROBINSON

Guide Price

£380,000 - £400,000

Meadow Lane

Earith, PE28 3QE

- Guide Price £380,000-£400,000
- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms

- 20ft Lounge
- Separate Kitchen Diner
- In Need Of Modernisation
- Private South Facing Garden



## PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present this rarely available three bedroom detached bungalow in the highly sought after village of Earith. Set back from the road, with a generous frontage and off-road parking this property comprises in brief an entrance hallway leading to a large and bright living room, a generous kitchen open into the dining area and a handy WC to the front of the property. To the rear of the property you will find two generous double bedrooms, a further good sized single bedroom which could also double as a handy office or snug space and a spacious bathroom complete with a white three-piece suite. Externally, the property offers a generous and immaculate rear garden and also a single garage. We highly recommended viewing to fully appreciate the property.



### 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.





## FAQS

Tenure: Freehold

Post Code for SatNav: PE28 3QE

What3Words Location: ///imprinted.glider.peroxide

Conservation Area: No

Heating Type: Gas Central Heating

Seller's Onward Movements: No Forward Chain

Rear Garden Aspect: East

Primary School Catchment: Earith Primary School

Secondary School Catchment: Abbey College Ramsey

EPC Rating: D



## 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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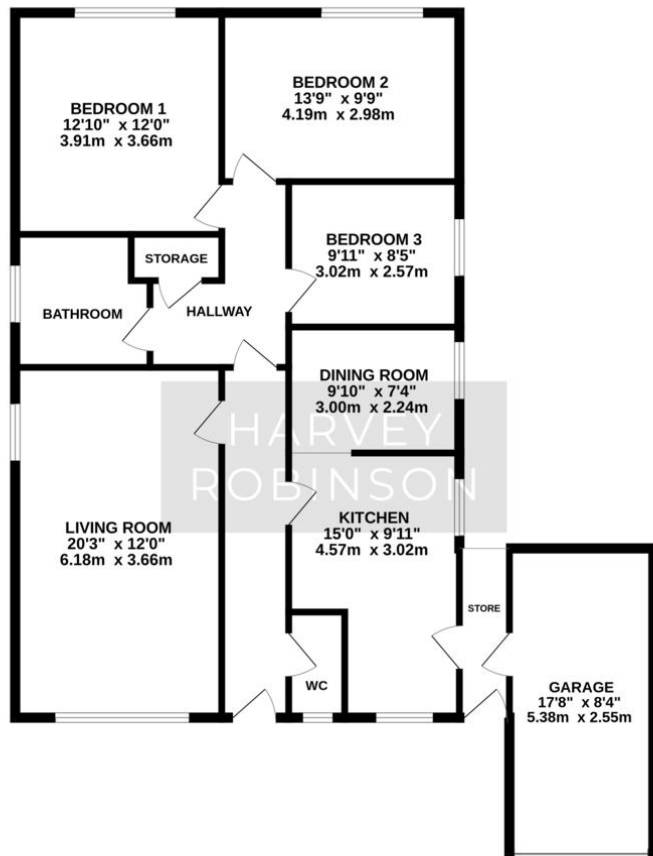
British Property Awards 2023 & 2024 – Gold Winner

British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating



GROUND FLOOR  
1230 sq.ft. (114.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 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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