



HARVEY ROBINSON

Offers In Excess Of
£265,000

Hermitage Road
Earith, PE28 3QD

- Semi-Detached Bungalow
- Two Bedrooms
- Immaculately Presented
- Sought After Location

- South Facing Garden
- Cul-de-Sac Position
- Single Garage and Off-Road Parking
- Modernised Throughout

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PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present to the market this rarely available two-bedroom semi-detached bungalow in the highly sought after location of Earith. Positioned on a private Cul-De-Sac, this modernised home briefly comprises a welcoming entrance hallway leading into the spacious and bright lounge/diner with the aspect over the side garden which is laid to lawn and the kitchen which comes complete with ample storage and worktop space. Heading down the hallway, you come to the family bathroom which is fully tiled and fitted with a three-piece white suite and to the rear there are two double bedrooms with the main bedroom offering sliding patio doors out to the rear garden.

Externally, the property offers a generous wrap-around plot with the rear garden featuring a sizeable patio area complete with outdoor kitchen/BBQ space and the remaining garden is laid to lawn. To the front of the property is a driveway with access to the single garage and to the side there is a further garden which is also laid to lawn. Viewing of this property is highly recommended to truly appreciate.



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 3QD

What3Words Location: tripled.fashion.guests

EPC Rating: C

Council Tax Band: B

Current Owner Purchased Property: 2022

Seller's Onward Movements: Upsizing Locally

Rear Garden Boundaries: All

Rear Garden Aspect: South

Water Meter: Yes

Boiler Installed: 2022

Loft: Boarded with Light

UPVC Windows Replaced: 2015

School Catchment Areas: Earith Primary and Ramsey Village College



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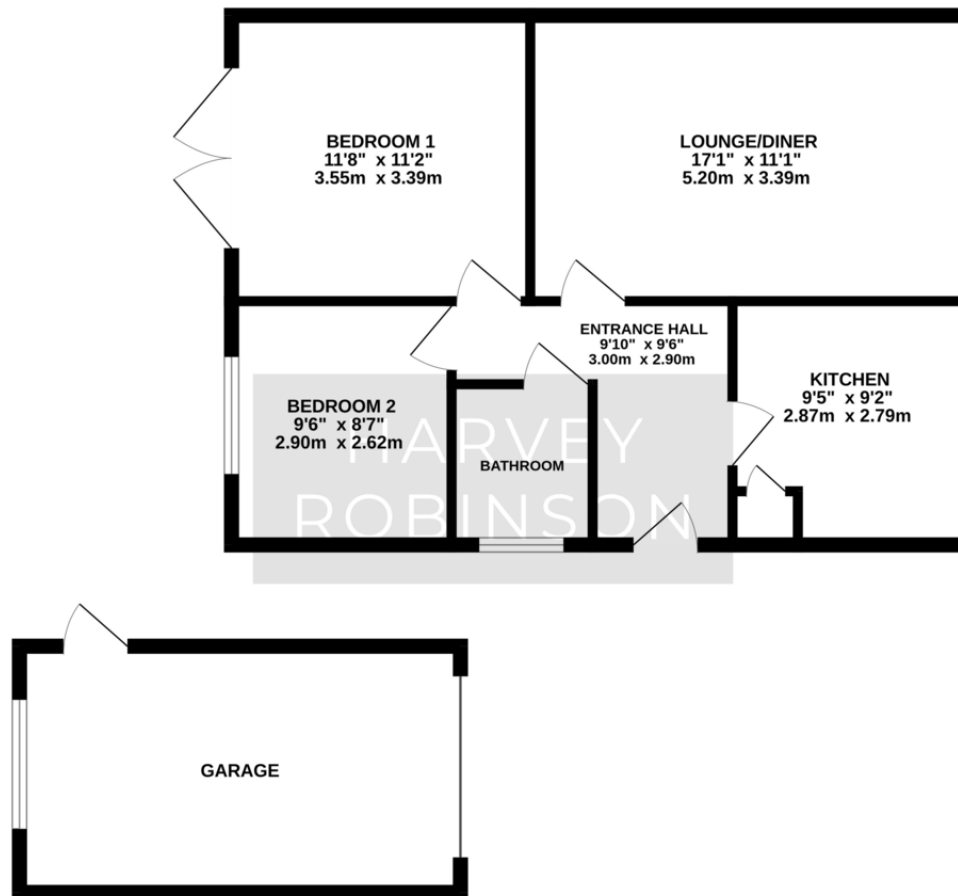
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating





GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 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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