



HARVEY ROBINSON

£285,000  
The Furlongs  
Needingworth, PE27 4TX



- Three Bedroom Chalet
- Semi Detached
- Refitted Kitchen Diner
- Refitted Family Bathroom

- Converted Single Garage
- Enclosed Rear Garden
- Ample Driveway
- Sought After Village Location



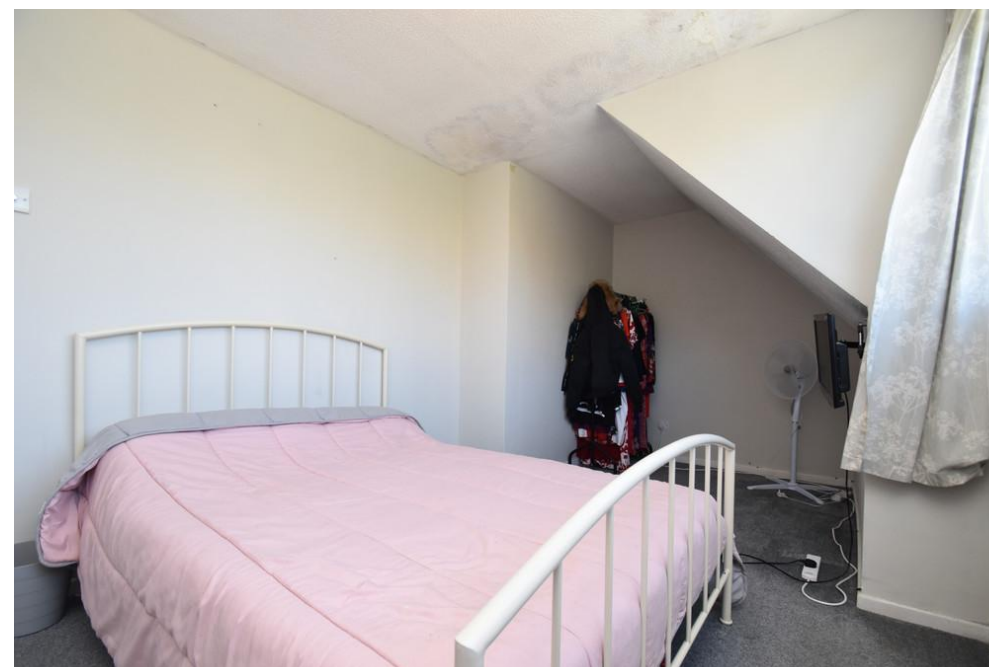
## PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this three-bedroom chalet-style property, in the heart of the ever-popular village of Needingworth. Offering the perfect opportunity for first time buyers to get on the property ladder and make their mark on a home, this property in brief comprises an entrance hallway, a spacious and bright rear-facing lounge, and a front-facing refitted kitchen diner. Upstairs, there are three bedrooms - a large rear-facing master bedroom, a double second room, and a single third room to the front - as well as a three-piece bathroom fitted in a white suite. Externally, the property offers a well-sized rear garden with a good degree of privacy, as well as a converted single garage. To the front the property is set back from the road by a lawned area, and benefits from a concrete driveway for two vehicles. Interest on this ideal first property is expected to be high, so to arrange a viewing contact the St Ives office.



## 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

Council Tax Band: C

EPC Rating: D

School Catchment Areas: Needingworth and Holywell Primary and St Ivo Secondary

Current Owner's Purchased Property: Approximately 15 Years ago

Property Constructed: 1970's

Rear Garden Boundaries: Left

Water Meter: No

Boiler Installed: 2020

Loft: Part-Boarded with Light and Ladder

Fixtures and Fittings: Dishwasher and fridge to stay



### 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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

View all our properties at [harveyrobinson.co.uk](https://www.harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2023 & 2024

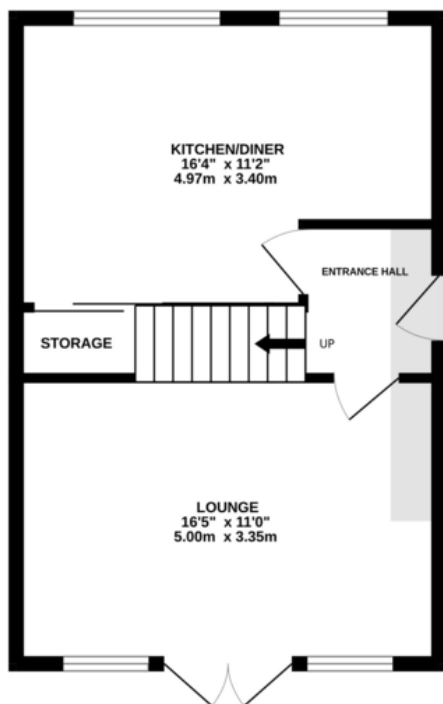
British Property Awards 2023 & 2024 – Gold Winner

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

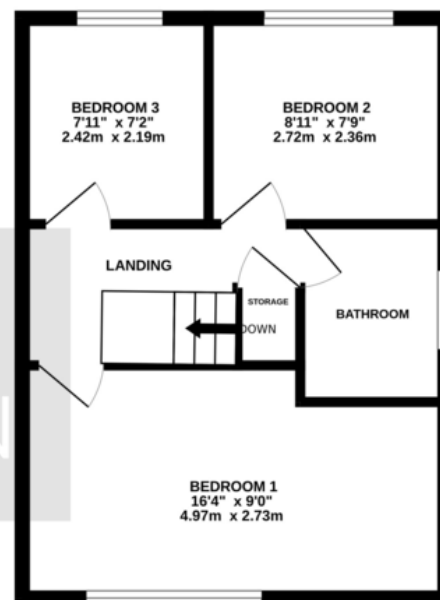
4.9 Star Google Review Rating



GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.  
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	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

### OFFICE ADDRESS

9 White Hart Court, St Ives,  
Cambridgeshire, PE27 5EA

### CONTACT

01480 454040  
stives@harveyrobinson.co.uk  
www.harveyrobinson.co.uk