



HARVEY ROBINSON

Offers In Excess Of
£400,000
Chapel Road
Earith, PE28 3PU

- Detached Bungalow
- Three Generous Bedrooms
- 27ft Kitchen Diner
- Refitted Throughout

- Immaculately Presented Inside
- Sought After Village Location
- South Facing Garden
- Spacious Single Garage

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PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this detached bungalow, nestled in the ever-popular village of Earith. Situated on a one-way road parallel to the high street, this property in brief comprises an entrance hallway, a front-facing lounge, three generous bedrooms - two doubles, one with en suite, and a further single room - a well-presented three-piece family bathroom, and a stunning 27ft (approx.) kitchen diner to the rear. The property has been refitted recently and features a cohesive herringbone Karndean flooring throughout the living accommodation and hallway, as well as feature red countertops in the kitchen. Externally the property benefits from ample driveway space for off-road parking of multiple vehicles, access to the spacious single garage, gated access to the rear garden, and privacy from the road by being set back by a small lawned front garden. The condition of this bungalow means it is ready to move into and would be perfect for families or anyone looking to downsize. Viewings of this rarely available property are expected to be high, so to avoid disappointment contact the St Ives office to arrange.



LOCATION AND AMENITIES

Earith, a historical village mostly in part 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: PE27 3PU

What3Words Location: zaps.single.theory

Owned For: 13 Years

Seller's Onward Movements: Relocating out of area

EPC Rating: C

Council Tax Band: D

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: Fibre to Premises

Primary School Catchment: Earith Primary School

Secondary School Catchment: St Ivo Secondary School, Abbey College Ramsey

Conservation Area: No

Rear Garden Aspect: South

Rear Garden Boundary: Back

Water Meter: Yes

Boiler Installed: 2024, with installation log book

Boiler Serviced: July 2025, with service certificate

UPVC Windows: 2013

Loft Ladder: Part-boarded, with light and loft ladder



GENERAL

Please note, the seller of this property is the relative of a member of staff at Harvey Robinson.

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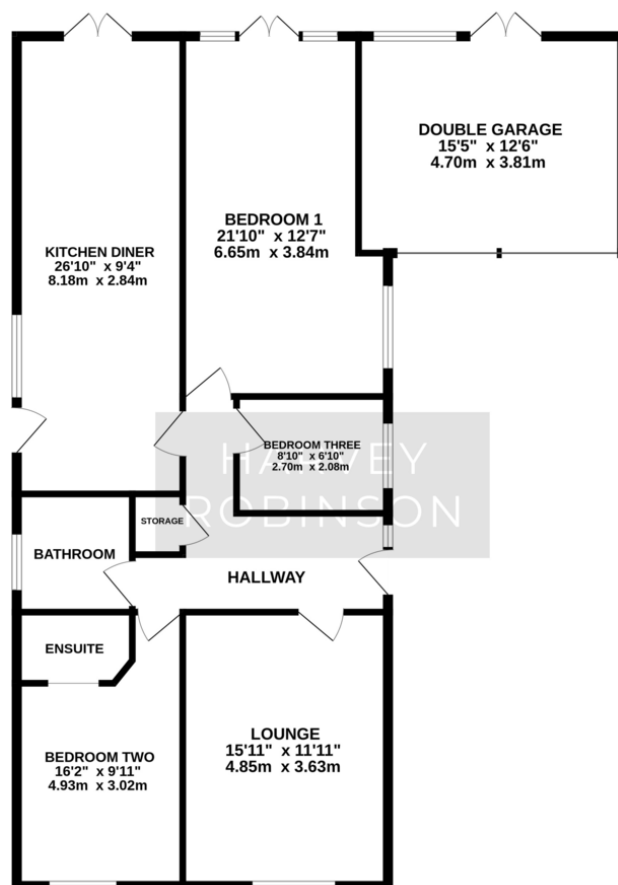
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating





GROUND FLOOR
1255 sq.ft. (116.6 sq.m.) approx.



TOTAL FLOOR AREA: 1255 sq.ft. (116.6 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C	70 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

HARVEY ROBINSON

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