



Church Street, Needingworth St. Ives  
**Offers Over £350,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Generous Off Road Parking and Single Garage
- Spacious Conservatory
- Sought After Village Location
- Modern and Spacious Kitchen/Diner
- Generous Living Room with bay window

Early viewing is highly recommended - call us to ensure you don't miss out! This beautiful bungalow is ideally positioned just a short walk from local amenities, 3 village pubs, the primary school and beautiful countryside walks, and buses connecting with the guided bus service offering easy access to Cambridge. The home offers ample space, both inside and out, and has been maintained to a high standard, making it move in ready and low maintenance.

The property comprises of:

Entrance Hall

Living Room - 4.69m x 3.77m (15'4" x 12'4").



Kitchen - 5.76m x 2.45m (18'10" x 8').

Conservatory - 2.88m x 3.27m (9'5" x 10'8").

Bedroom 1 - 4.3m x 2.72m (14'1" x 8'11").

Bedroom 2 - 2.58m x 3.55m (8'5" x 11'7").

Bathroom



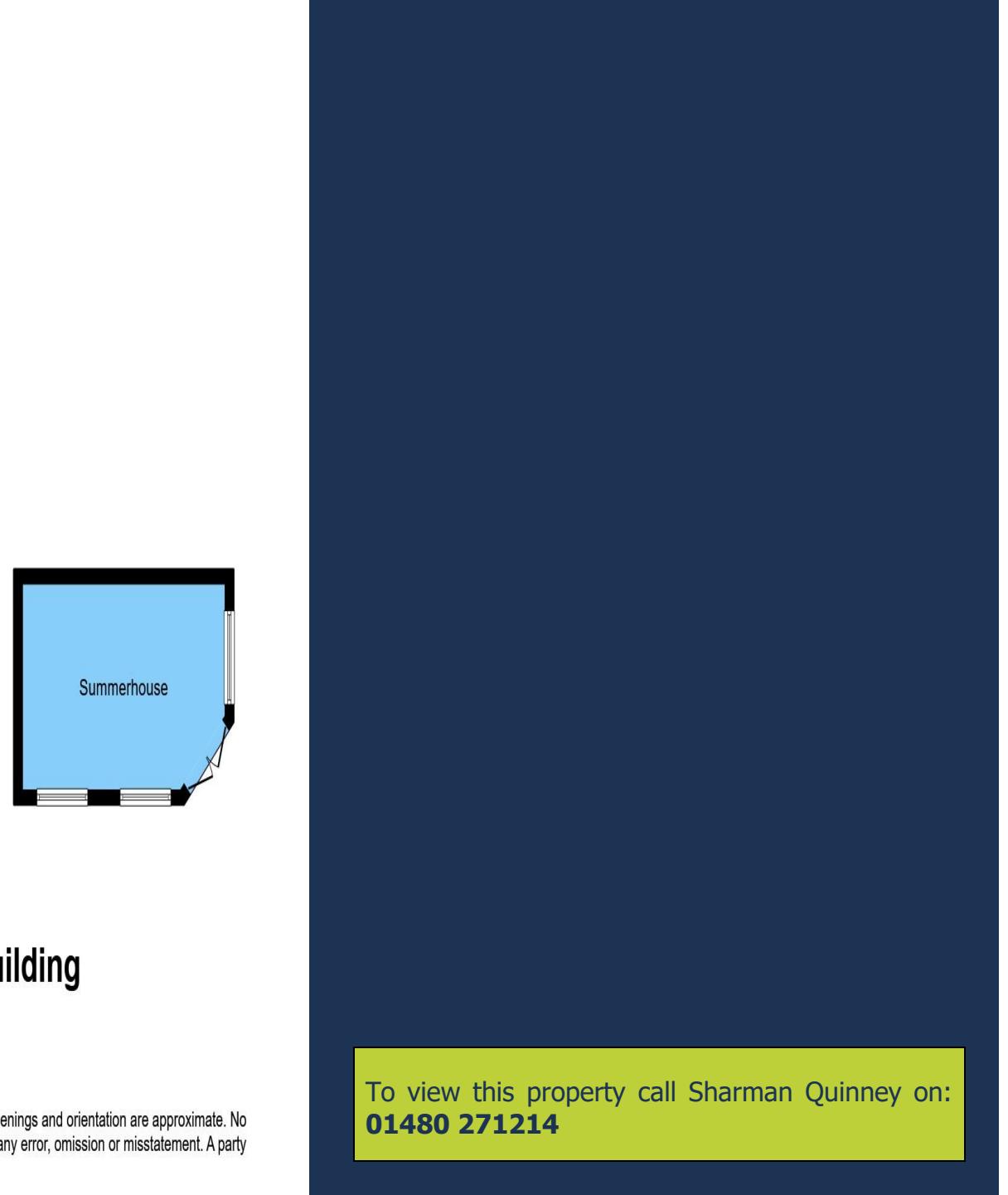


**Floor Plan**



**Outbuilding**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



To view this property call Sharman Quinney on:  
**01480 271214**

# Selling your property?

Contact us to arrange a **FREE**  
home valuation.

 01480 271214

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GDM100592 - 0005

