

LIVING ROOM 9' 11" narrow to 8' 11" x 13' 9" (3.02m x 4.19m) Entrance door leading to living room, double glazed sash style window to front. French doors leading to the garden, door to kitchen/diner and study/occasional bedroom.



STUDY/OCCASIONAL BEDROOM 8' 9" x 6' 8" (2.67m x 2.03m) Double glazed sash window to front, radiator.

KITCHEN/DINER 12' 4" x 8' 9" (3.76m x 2.67m) Double glazed sash window to rear, French doors to garden. A range of fully fitted wall and base units, drawers under, rolled edge worktop surface over and tiled splash back, stainless steel sink unit and mixer tap, stainless steel oven, hob and extractor hood over, space for fridge freezer, plumbing and space for washing machine, cupboard housing wall mounted boiler, radiator, tiled floor, stairs to first floor.



GROUND FLOOR CLOAKROOM WC, hand basin with tiled splash back, extractor fan, radiator, tiled floor.

FIRST FLOOR LANDING Doors off.

BEDROOM ONE 12' 4" narrowing to 9' 2" x 13' 10" (3.76m x 4.22m) Two double glazed sash windows to front, double glazed sash window to rear, double built in wardrobe with shelving and changing, radiator.



BEDROOM TWO 9' 2" x 8' 9" (2.79m x 2.67m) Double glazed sash window to rear, radiator.

FIRST FLOOR BATHROOM Obscured double glazed sash window to front, WC, hand basin, bath with chrome shower fitting and tiled splash back, chrome heated towel rail, extractor fan, inset spotlights to ceiling, shaver point.

PARKING AND GARDENS The front garden is laid to lawn with picket fencing. To the rear of the property is a lawned garden, enclosed by fencing with paved patio area and outside tap. A gated access leads to the rear parking with two allocated spaces.

LOCATION Earith is a village about 10 miles (16.09 kilometres) east of Huntington, 5 miles (8.05 kilometres) east of St Ives and 11 miles (17.7 kilometres) north of Cambridge.



VILLAGE INFORMATION Earith lies along the river Great Ouse with access provided by West View Marina. The Marina has facilities including a crane, laying up area, diesel, gas and a chandlery. You can travel along the river south-west towards St Ives or north-east towards Ely and Kings Lynn or join the river Cam into Cambridge.

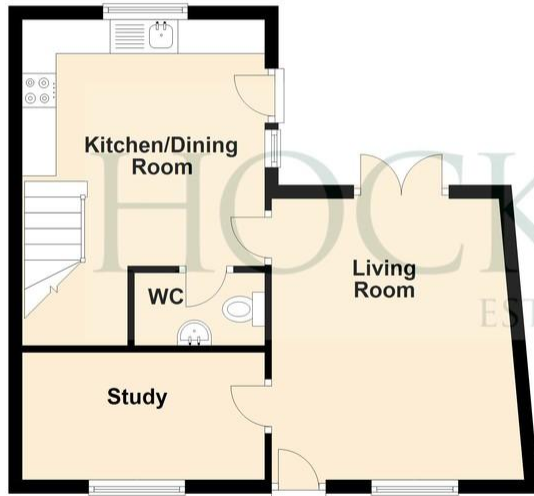
The A14 is a short drive away providing access into Cambridge with Huntingdon railway station providing a fast route to Kings Cross. There is also a bus service to St Ives and Cambridge and a long-distance footpath, called the Ouse Valley Way, leading to Stretham and St. Ives.

Earith Primary School is rated good by Ofsted with secondary schooling provided by Abbey College, Ramsey located about 11 miles (17.7 kilometres) away and also rated good.

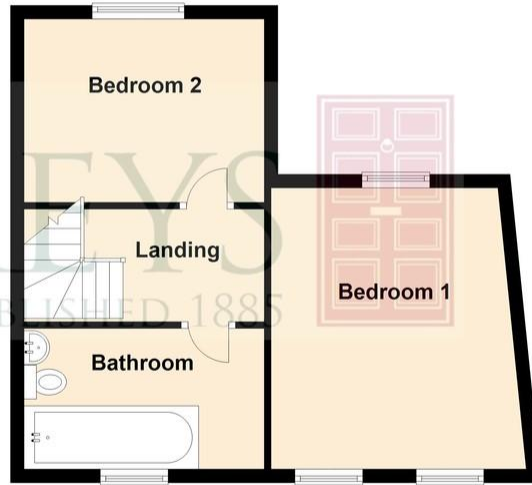
FACILITIES Local amenities include a post office, vehicle repair garage, part-time doctors surgery, and a tandoori takeaway. Earith has one public house, The Crown, with a separate room for dining and a pub garden with picturesque views of the River Ouse.



Ground Floor



First Floor



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5 High Street, Earith, Huntingdon,
PE28 3PP

£250,000 Freehold

Central to the village and its wide range of amenities, with wonderful walks along the river and surrounding countryside, this popular village really does have lots to offer. This two/three bedroom detached house was constructed in 2016 as part of an attractive development of just three individual homes. This modern home offers well planned accommodation and must be viewed to be appreciated in full.



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