



Chapel Road, Earith
£300,000



HARVEY
ROBINSON

- Semi Detached House
- Three Bedrooms
- Generous Living Area
- Utility and Downstairs Cloakroom
- Well Presented Throughout
- Single Garage and Allocated Parking
- Enclosed Rear Garden
- Sought After Village Location
- Perfect for First Time Buyers
- Viewing Highly Recommended

FAQ's

Tenure: Freehold

Property Constructed: 1970's

Postcode for SatNav: PE28 3PU

What3Words Location: [///counters.baguette.lyricism](https://www.what3words.com/counter/baguette/lyricism)

Council Tax Band: C

EPC Rating: C

School Catchment Areas: Earith Primary School, Ramsey Abbey & Swavesey Village College

Seller's Onward Movements: Upsizing Locally

Current Owner's Purchased Property: 2018

Rear Garden Aspect: North

Kitchen and Bathroom Refitted: 2021

Loft: Partially Boarded with Ladder and Light

Water Meter: Yes

Utilities: Mains Gas, Water, Electric and Sewerage.

Broadband: Fibre to the Premises

Water Meter: Yes

Boiler Serviced: 9/12/2025



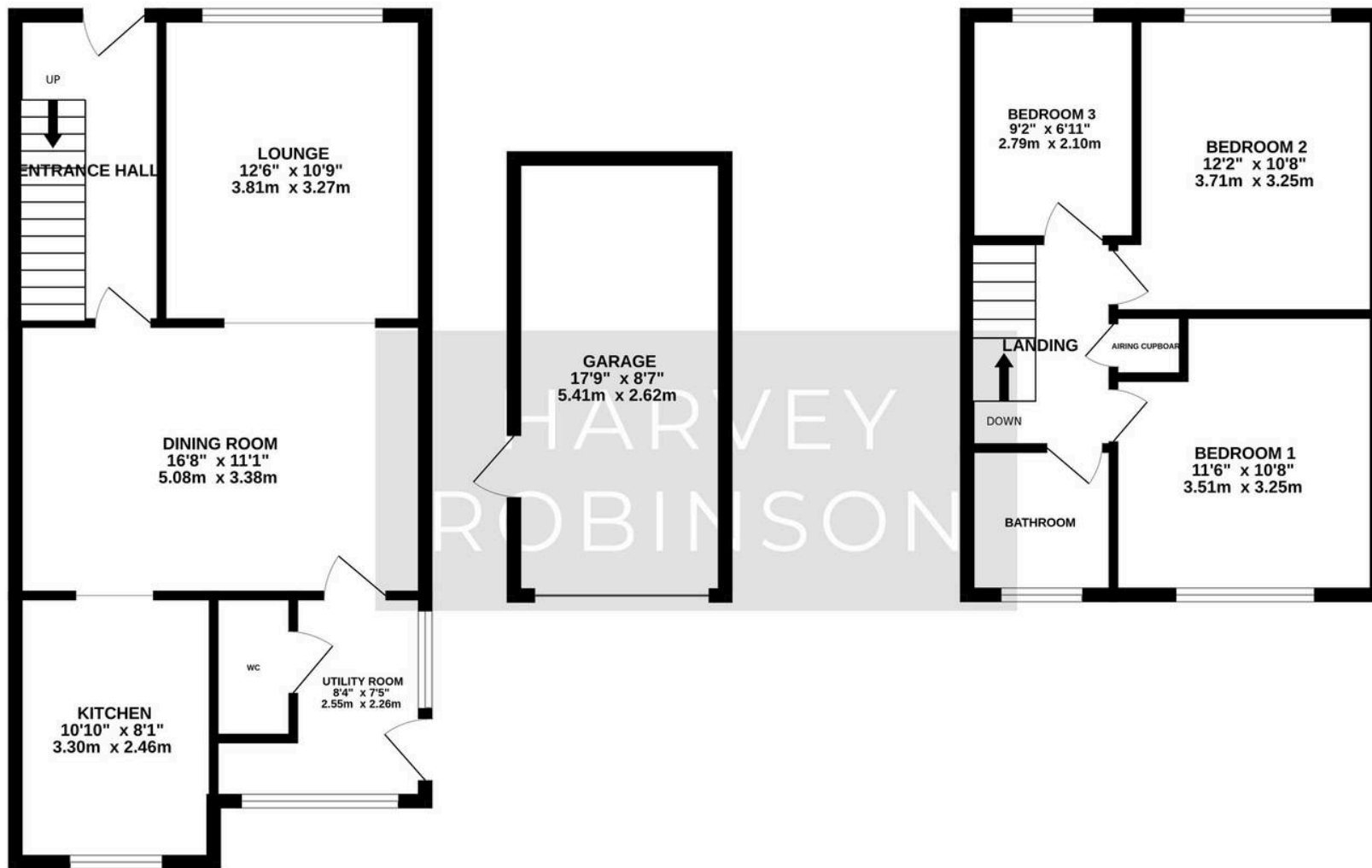
PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this beautifully presented three-bedroom semi-detached house, located in a highly sought-after village. This property offers an ideal opportunity for first-time buyers or those seeking a spacious and comfortable family home. Stepping inside, you are welcomed by a generous living area that is perfect for relaxing or entertaining guests, with ample natural light creating a bright and inviting atmosphere. The modern kitchen is thoughtfully designed to maximise both style and functionality, complemented by a separate utility room that provides additional storage and convenience. A practical downstairs cloakroom adds further versatility to the ground floor layout, making every-day living effortless. Upstairs, the property features three well proportioned bedrooms, each offering comfortable accommodation and flexibility for a range of lifestyle needs, whether you require extra space for a home office, nursery or guest room. The family bathroom is finished to a high standard, ensuring a relaxing environment for all the family. Throughout the home, the décor is tasteful and neutral, allowing you to move straight in and add your own personal touches. Additional benefits include a single garage, ideal for secure storage or parking, as well as an allocated parking space for added convenience. Set within a friendly and established neighbourhood, this home enjoys a peaceful setting while remaining within easy reach of local amenities, reputable schools and excellent transport links. Whether you are taking your first step onto the property ladder or seeking a well maintained home in a desirable location, this property offers both comfort and practicality in equal measure. Viewing is highly recommended to fully appreciate the quality and space on offer within this delightful semi detached house.



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.

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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.



GENERAL

These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact.

Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

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.

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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

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Harvey Robinson St Ives

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