



Sunnycroft Fen Lane, Sawtry Huntingdon

£400,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Situated on an approx. one acre plot
- Potential building plot/s (stpp)

Entrance hall

Living room 5.1m x 3.66m (16'9" x 12')

Dining room 3.66m x 3.2m (12' x 10'6")

Kitchen 3.58m x 1.82m (11'9" x 6')

First floor landing

Bedroom one 3.66m x 2.74m (12'x 9') maximum into recess

Bedroom two 2.66m x 2.36m (8'9" x 7'9")

Bedroom three 3.66m x 3.28m (12' x 10'9")

maximum into recess

Family bathroom

Outside

Situated on an approximate one acre plot, mainly laid to lawn. Numerous outbuildings and garage.

The Agent's note: "It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of



land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

"The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved."



To view this property call Sharman Quinney on:
01733 245400

Selling your property?

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

 01733 245400

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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: YAX203393 - 0001

