



Biggin Lane, Ramsey Huntingdon

Price: Freehold £300,000

- 17' Living room
- Conservatory
- 13' Kitchen breakfast room
- Large side lobby / utility room
- Large driveway to the front and side
- Single garage
- Popular location
- Benefitting from no onward chain

EPC Rating: Awaited



Entrance hall

Bedroom one 3.35m x 3.67m (10'11" x 12') maximum including wardrobe

Bedroom two 3.33m x 3.63m (10'11" x 11'10") maximum including wardrobe

Bedroom three 2.73m x 2.69m (8'11" x 8'9")

Bathroom

Living room 5.16m x 3.64m (16'11" x 11'11") maximum into recess

Conservatory 2.34m x 3.5m (7'8" x 11'5")

Kitchen breakfast room 4.15m x 3.61m (13'7" x 11'10") maximum into recess

Side lobby / utility area 5.13m x 1.5m (16'9" x 4'11")

WC

Garage 6.28m x 2.69m (20'7" x 8'9") maximum into recess

Outside Large driveway to the front and side, leading to the garage. Enclosed rear garden, mainly laid to lawn and patio with ornamental shrubs.

About Ramsey:

Ramsey is a popular and historic market town that offers countryside walks and local amenities. The town has an impressive range of local facilities including restaurants, pubs and cafes. A good selection of local shops in the town centre and a Tesco supermarket at the end of the Great Whyte.

Ramsey has a lovely community feel with many residents enjoying the local library, the picturesque 18 hole golf course, the cricket club and the outdoor bowling club. The Leisure Centre is another community favourite it has a gym, fitness classes and a swimming pool.

There are many other local facilities including hairdressers and barbers, nail bars and beauty salons.

For children there are nurseries, local primary schools and the Ramsey Abbey for secondary education.

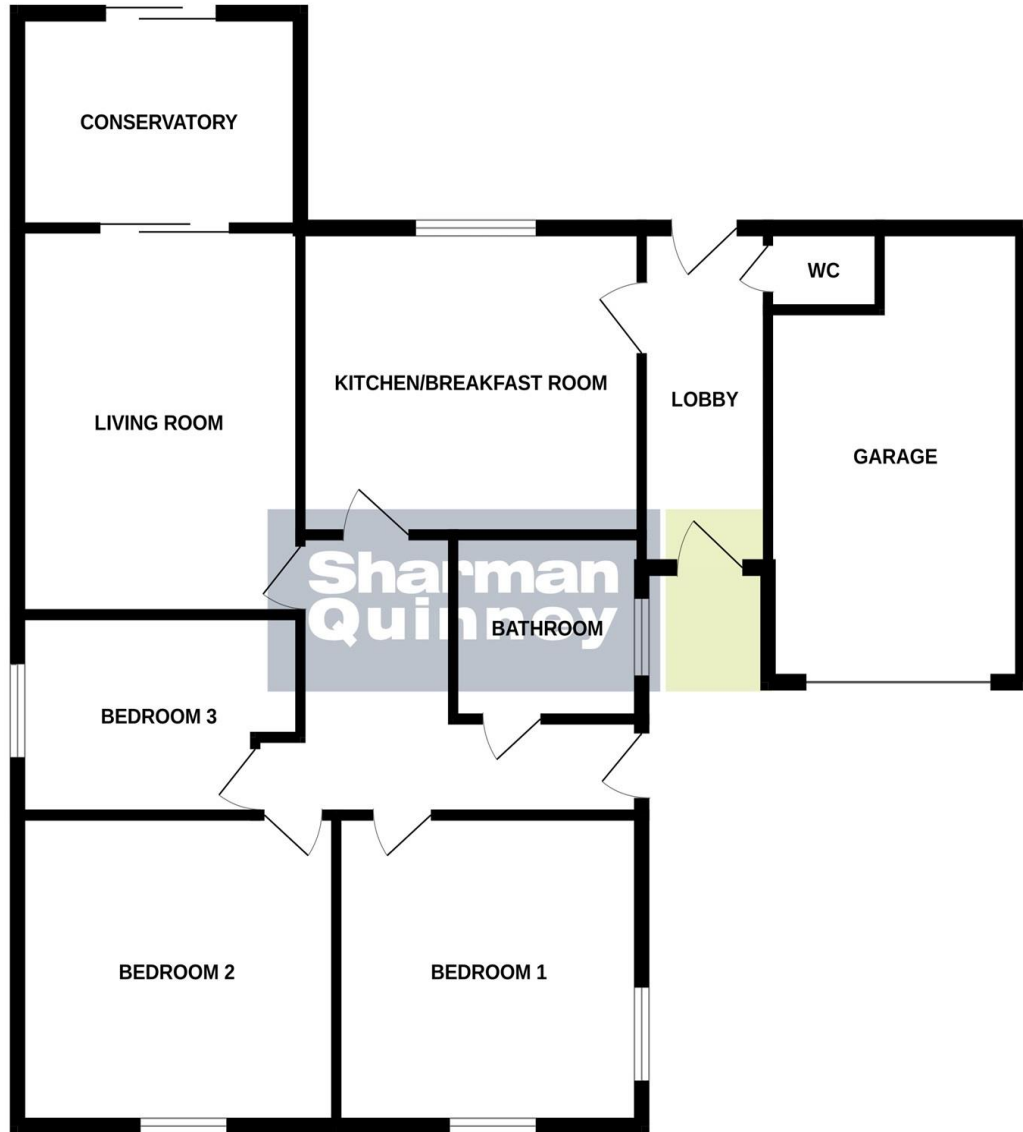


1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

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: RAM204005 - 0002

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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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