



**Sharman
Quinney**
www.sharmanquinney.co.uk
RAMSEY 01497 710240

Hollow Lane, Ramsey Huntingdon
£360,000 Freehold

**Sharman
Quinney**

Key Features



- Popular non-estate location
- Two large reception rooms
- Lean-to/store room and WC
- Garage and long driveway
- Good size rear garden
- Potential to extend (STP)
- Backs onto the Abbey College grounds
- Benefitting from no onward chain

Entrance hall

Living room 4.06m x 4.15m (13'4" x 13'7")
maximum into bay window

Boiler room/Utility room

Dining room 5.02m x 3.66m (16'5" x 12')
maximum into box bay window

Kitchen 4.26m x 2.33m (13'11" x 7'7") maximum
into recess



Lean-to sunroom 2.18m x 2.85m (7'2" x 9'4")

Storage room 1.8m x 2.31m (5'10" x 7'7")
minimum excluding recess

WC

First floor landing

Bedroom one 4.2m x 4.15m (13'9" x 13'7")
maximum into bay window

Bedroom two 3.04m x 3.94m (9'11" x 12'11")

Bedroom three 2.5m x 3.94m (8'2" x 12'11")
maximum including built-in wardrobes

Bedroom four 2.13m x 1.85m (7' x 6')

Family bathroom

Outside Front garden mainly laid to lawn with
shrub borders.

Long driveway to the side with vehicle access to
the rear, leading to the single garage.

Good size rear garden, mainly laid to lawn with
mature trees, ornamental shrubs and vegetable
patch. Large store shed and small brick-built
outbuilding. Backs onto the Abbey College
grounds.





Ground Floor

First Floor

Garage 4.7m x 2.58m (15'5" x 8'5")

Agent notes:

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:
01487 710345

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Selling your property?

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

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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.

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