



Pasture Close, Warboys Huntingdon  
**£350,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Offered with no onward chain
- Single garage with parking spaces
- Four double bedrooms
- South facing rear garden
- Immaculately presented

Accommodation Includes:

Entrance Hall - 1.7m x 4.96m (5'7" x 16'3")

Cloakroom

Living Room - 3.8m x 5.72m (12'4" x 18'7")  
maximum.

Kitchen Diner - 2.98m x 5.72m (9'8" x 18'7")

Landing

Bedroom 1 - 2.89m x 2.86m (9'5" x 9'4").

Bedroom 2 - 2.89m x 2.86m (9'5" x 9'4").

Bedroom 3 - 2.86m x 2.74m (9'4" x 9'0").



Bedroom 4 - 2.74m x 2.54m (9'0" x 8'3").

Bathroom

Outside

The front is mainly laid to lawn with shrub borders, paved pathway leading to the side entrance door.

Walled rear/side garden is mainly laid to lawn with shrub beds, cold water tap and gated access to the side.

Block paved parking area to the side.

Single garage with power and light connected, courtesy door leading into the rear garden, off road parking to the front.

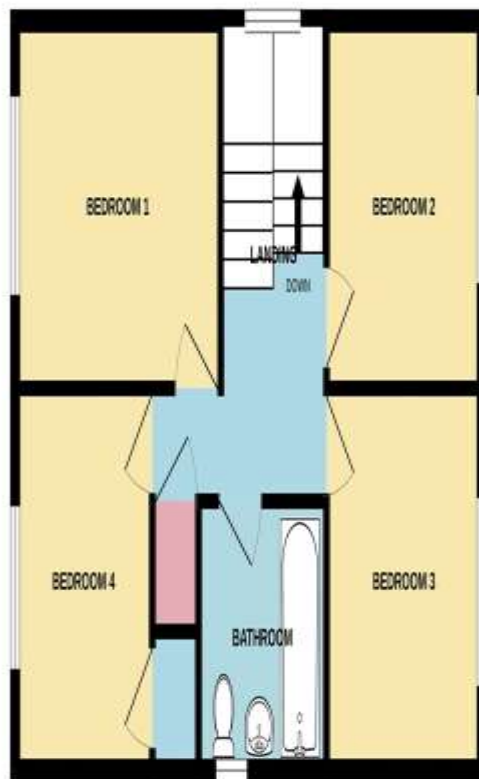
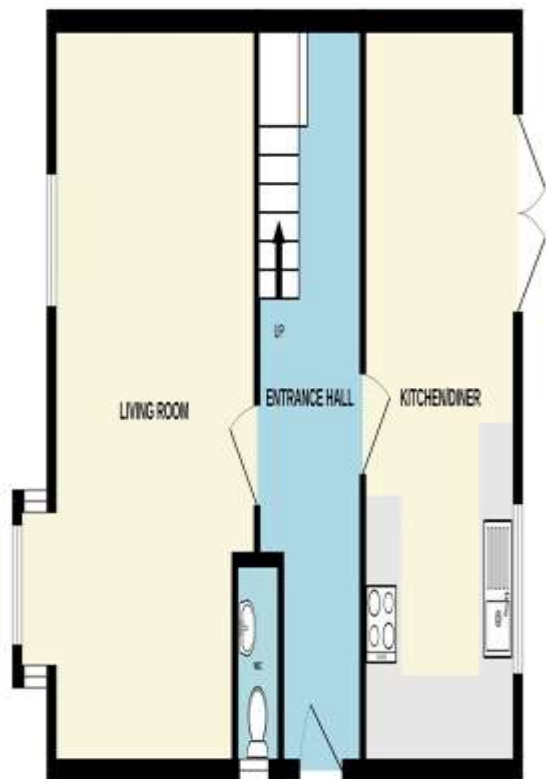
Agents Notes

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the Vendor of this property is a close associate of Sharman Quinney Holdings Ltd.



GROUND FLOOR

1ST 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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To view this property call Sharman Quinney on:  
**01487 710345**

# 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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