



Knowles Avenue, Warboys Huntingdon  
**£290,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Recently re-furbished
- Newly fitted kitchen/breakfast room
- New floor coverings
- Conservatory
- Downstairs WC

Entrance porch

Living room 3.95m x 4.83m (13' x 15'8") maximum including staircase

Kitchen/breakfast room 3.57m x 4.85m (11'7" x 15'9") maximum into recess

Conservatory 3.83m x 1.93m (12'6" x 6'3") Door to garage and door to:

Cloakroom

Garage 4.24m x 3.41m (13'9" x 11'2") maximum into recess. Fitted sink unit

First floor landing



Bedroom one 3.77m x 2.85m (12'4" x 9'3")

Bedroom two 2.62m x 2.7m (8'6" x 8'9")

Bedroom three 2.21m x 1.87m (7'2" x 6'1")  
minimum excluding recess

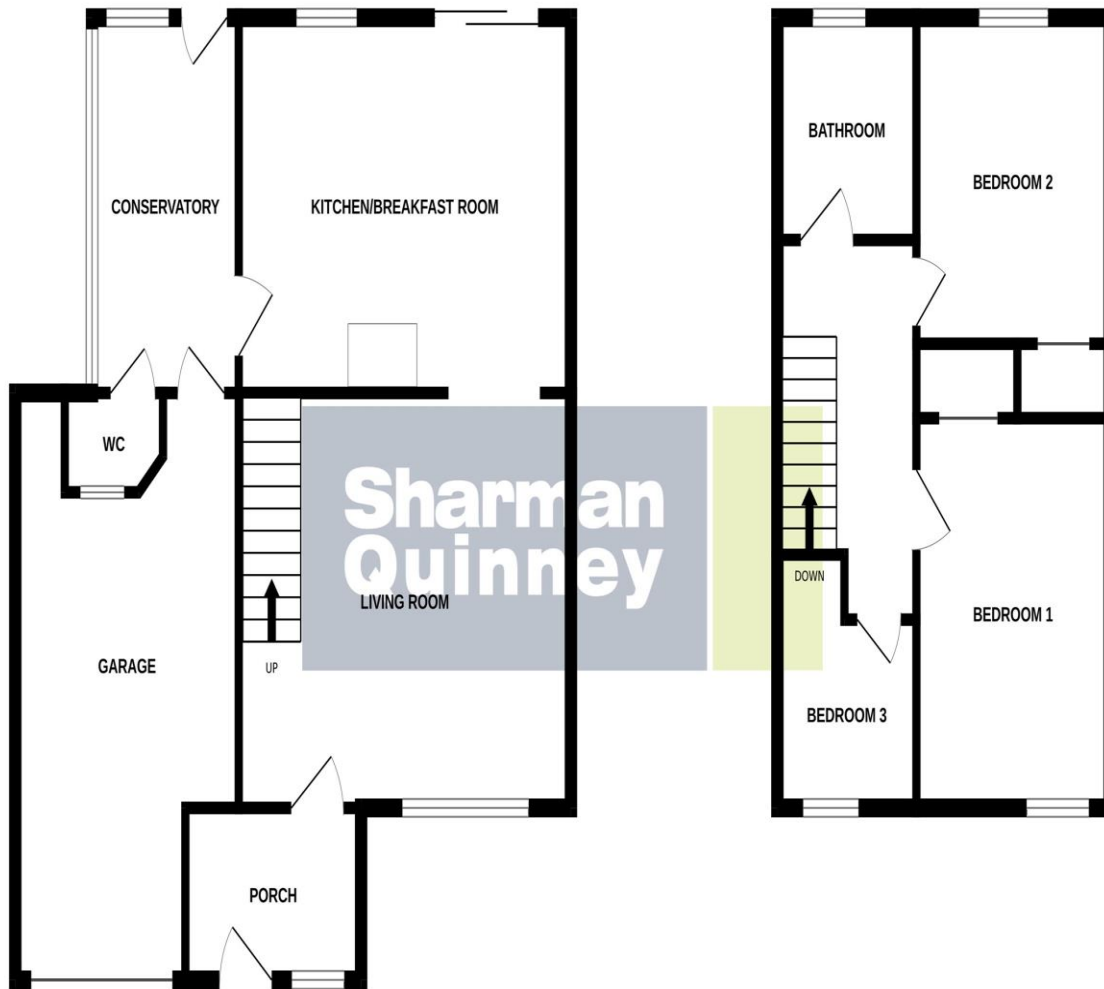
### Bathroom

Outside Concrete base and gravelled area to the front, providing off road parking for several vehicles, leading to the single garage. Secluded rear garden, mainly laid to lawn and flower beds, paved patio area with well-stocked ornamental shrubs.



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.  
Made with Metropix ©2024

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

# Selling your property?

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

 01487 710345

 17 Great Whyte, Ramsey, HUNTINGDON,  
Cambridgeshire, PE26 1HG

 ramsey@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



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.

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: RAM204235 - 0002

